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CITY OF CLEARLAKE

GENERAL PLAN

HOUSING ELEMENT

Adopted: April 4, 1996

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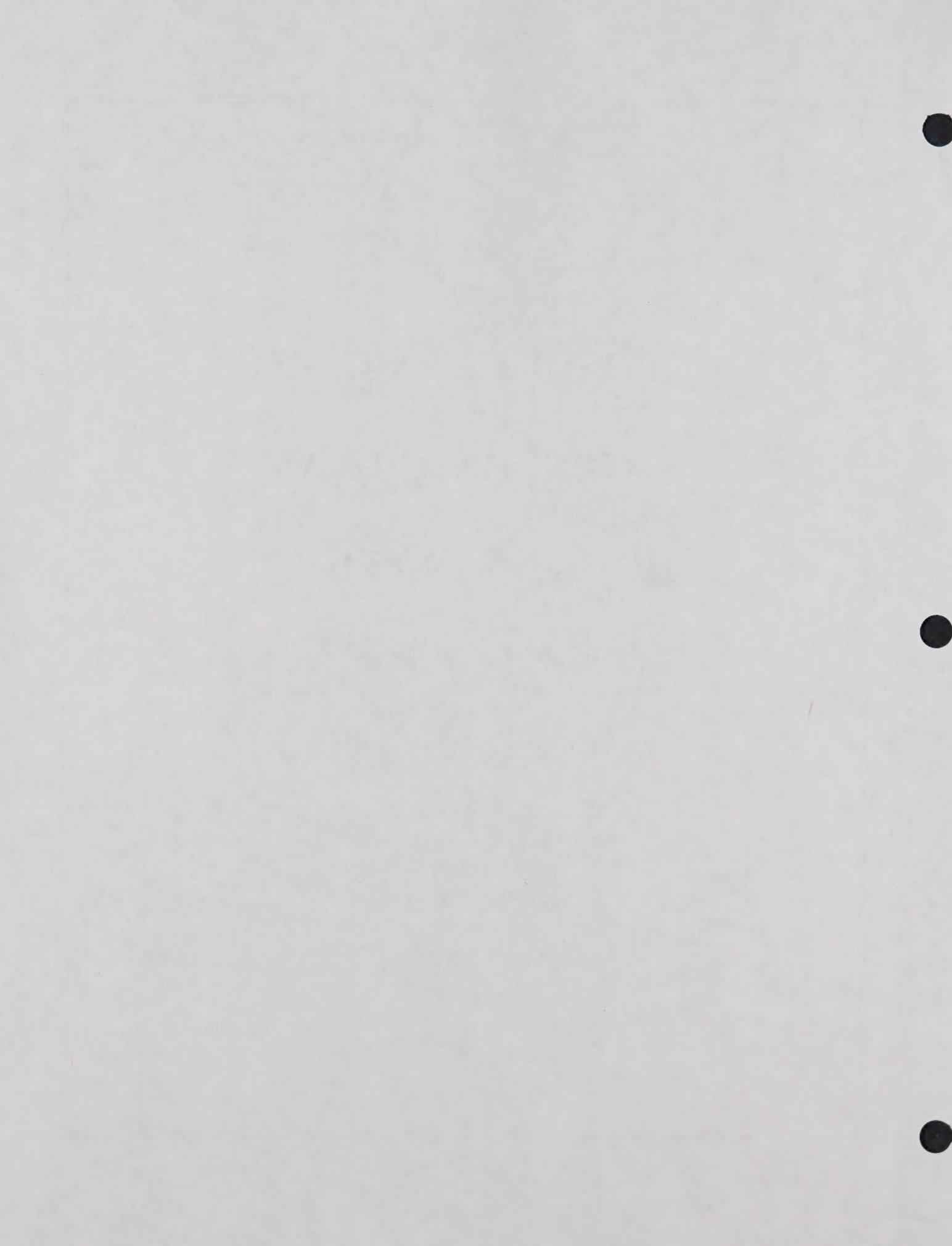


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CITY OF CLEARLAKE
RESOLUTION NO. 96-17

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE
ADOPTING GENERAL PLAN AMENDMENT GP-01-96 (GENERAL PLAN
HOUSING ELEMENT AMENDMENT AND UPDATE)**

WHEREAS, General Plan Amendment GP-01-96 will amend and update the General Plan Housing Element adopted on October 12, 1992, incorporating new information on housing conditions and household needs and updating the five-year implementation plan; and

WHEREAS, at its special public meeting on March 28, 1996 the Planning Commission held a public hearing, considered testimony from the public and staff, and recommended to the City Council adoption of the General Plan Amendment GP-01-96 as amended by the Planning Commission; and

WHEREAS, at its special public meeting on April 4, 1996 the City Council held a public hearing and considered testimony from the public and staff; and

WHEREAS, notice of the public hearing was provided in accordance with the Municipal Code regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING
COMMISSION OF THE CITY OF CLEARLAKE AS FOLLOWS:**

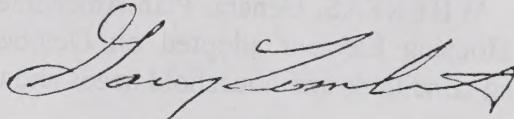
1. Based upon the facts presented in testimony at the hearing and contained within the staff reports, the Planning Commission adopts the following findings:
 - a. General Plan Amendment GP-01-96 as recommended for approval is consistent with the General Plan's goals, objectives and policies.
 - b. Adoption of the Housing Element amendment and update will help provide for the community's health, safety and welfare by implementing programs for safe and adequate housing.
 - c. The Planning Commission considered Initial Study IS-01-96 prepared on the proposal and recommended to the City Council adoption of a Negative Declaration.
2. Based upon these findings, the Planning Commission recommends to the City Council approval of General Plan Amendment GP-01-96, adoption of the Clearlake General Plan Housing Element Amendment and Update as amended and in accordance Exhibit "A" hereto attached and herein incorporated by this reference.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 4th day of April ,1996 by the following vote:

AYES: Mayor Lambert, Vice Mayor Kennedy, Council Members Mingori, Sanchez and Stafford

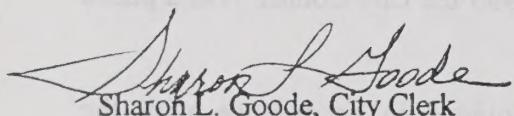
NOES: None

ABSENT OR NOT VOTING: None



Gary Lambert, Mayor

ATTEST:


Sharon L. Goode, City Clerk

CITY OF CLEARLAKE
RESOLUTION NO. 96-16

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE
ADOPTING A NEGATIVE DECLARATION FOR INITIAL STUDY IS-03-96
PREPARED ON GENERAL PLAN AMENDMENT GP-01-96 (GENERAL PLAN
HOUSING ELEMENT AMENDMENT AND UPDATE)**

WHEREAS, Initial Study IS-03-96 was prepared on General Plan Amendment GP-01-96, a General Plan Housing Element amendment and update incorporating new information on housing conditions and household needs and updating the five-year implementation plan; and

WHEREAS, at its special public meeting on March 28, 1996 the Planning Commission held a public hearing, considered testimony from the public and staff, and recommended to the City Council adoption of a negative declaration in accordance with the initial study as amended by the Planning Commission; and

WHEREAS, at its special public meeting on April 4, 1996 the City Council held a public hearing and considered testimony from the public and staff, and

WHEREAS, notice of the public hearing was provided in accordance with the Municipal Code regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY
COUNCIL OF THE CITY OF CLEARLAKE AS FOLLOWS:**

1. Based upon the facts presented in testimony at the hearing, the City Council adopts the following findings:

a. General Plan Amendment GP-01-96 will not adversely affect fish, wildlife or their habitats. Based on this, the Planning Commission determines that the project will have a de minimus impact on these resources.

b. The General Plan Amendment will not result in significant effects on the environment. Implementation of the plan will comply with the provisions of CEQA and NEPA.

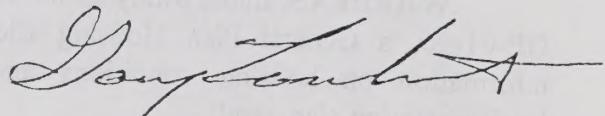
2. Based on these findings, the City Council adopts a negative declaration for Initial Study IS-03-96 prepared on General Plan Amendment GP-03-96.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 4th day of April , 1996 by the following vote:

AYES: Mayor Lambert, Vice Mayor Kennedy, Council Members Mingori, Sanchez and Stafford

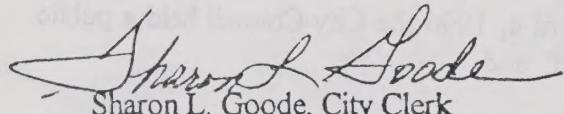
NOES: None

ABSENT OR NOT VOTING: None



Gary Lambert, Mayor

ATTEST:



Sharon L. Goode, City Clerk

INTRODUCTION

The State has required housing elements in general plans since 1969. In support of the State's goal of decent housing for all, the State's Housing Element Guidelines set forth five goals the local housing element must address:

1. To assist in the development of housing for all income groups, but particularly for low and moderate income households.
2. To provide adequate and sufficient sites for the development of all types of housing, particularly multi-family rentals and housing for the homeless.
3. To conserve and improve the existing housing stock.
4. To remove local government constraints to housing maintenance, improvement and development.
5. To promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.

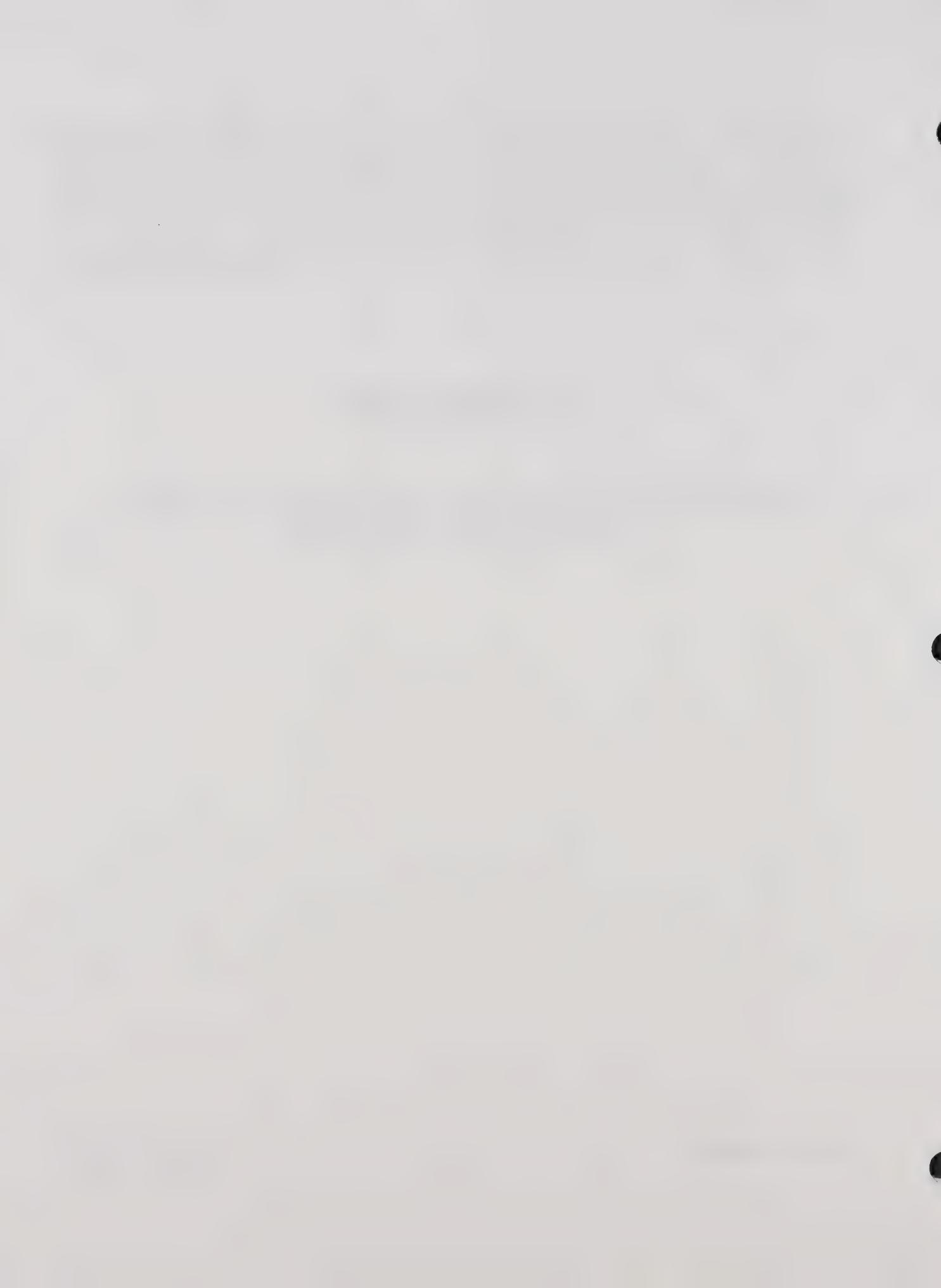
Following the adoption of a housing element by the Clearlake City Council, Assembly Bill 2853 mandates that the element be updated at least every five years. Review and revision should occur more frequently if local conditions warrant. A yearly evaluation of major changes should be incorporated into the General Plan Annual Report which each local planning agency must file with its governing board. (Government Code 65400 (b)).

For general plan purposes, the State Department of Housing and Community Development considers the City as a distinct and separate market because of its remote location in a rural area. Local housing policies are unlikely to impact a larger regional market. The other elements of the City's general plan rely on the population, housing, and employment information found in the housing element. In turn, the housing element's policies and implementation program are coordinated with the other general plan elements including land use, circulation and public facilities.

The City Council adopted the current Housing Element in October 1992. The State reviewed the element and determined that it complies with the statutory requirements. The 1996 update incorporates new information on housing conditions and household needs from the 1993 Housing Inventory and Household Needs Assessment and the 1994 Resort Conversion Study. Based on this information, the implementation plan has been amended to reflect changed conditions and priorities.

CHAPTER ONE

CHARACTERISTICS OF HOUSEHOLDS, HOUSING
MARKET AND HOUSING



HOUSING MARKET ANALYSIS

POPULATION

Present and Projected Population

The 1990 US Census shows a population of 11,804 for the City of Clearlake. Due to the City's incorporation after the 1980 census, there is a lack of historic data on growth. For projection purposes, the City is using the same 4.9% annual growth rate used by Lake County. The number of persons per household unit is assumed to remain constant at the current level of 2.27.

TABLE 1

PROJECTED POPULATION GROWTH

Year	Population	Number of Households	Persons per Household
1990	11,800	5,178	2.27
1995	14,300	6,300	2.27
2000	18,200	8,000	2.27
2005	23,100	10,200	2.27

SOURCE: 1990 US Census, Clearlake Planning Department

Population Composition

Table 2 shows the ethnic distribution for the City and Lake County. The ethnic composition of Clearlake and Lake County is predominately white.

Table 3 shows the age distributions for the City of Clearlake and the remainder of Lake County. Both the City and the County have a substantial portion of their populations comprised of persons 60 years of age and older, with the City having 31.5% and the County 28.9%.

TABLE 2
POPULATION BY RACE

	Total Population	White	Black	Hispanic	Native American*
Clearlake	11,804	10,310 (87.3%)	510 (4.3%)	672 (5.7%)	214 (1.8%)
Lakeport	4,390	3,923 (89.4%)	31 (0.7%)	306 (7.0%)	62 (1.4%)
Unincorporated	34,437	30,370 (88.2%)	383 (1.1%)	2,655 (7.7%)	883 (2.6%)
Lake County	50,631	44,603 (88.1%)	924 (1.8%)	3,633 (7.2%)	1,159 (2.3%)

* Native American includes Eskimo and Aleut)

SOURCE: 1990 US Census, Clearlake Community Development Department

TABLE 3
POPULATION BY AGE

Age in Years	Clearlake	Lakeport	Unincorporated	County Total
0-4 6.5%)	3,370 (6.7%)	808 (6.9%)	313 (7.1%)	2,249 (
5-11	1,198 (10.2%)	399 (9.1%)	3,480 (10.2%)	5,077 (10.0%)
12-17	835 (7.1%)	291 (6.6%)	2,520 (7.3%)	3,646 (7.2%)
18-24	757 (6.4%)	300 (6.7%)	1,828 (5.3%)	2,885 (5.7%)
25-34	1,387 (11.8%)	605 (13.8%)	4,258 (12.4%)	6,250 (12.3%)
35-44	1,485 (12.6%)	663 (15.1%)	5,166 (15.0%)	7,314 (14.4%)
45-54	1,058 (8.9%)	433 (9.9%)	3,493 (10.1%)	4,984 (9.8%)
55-59	549 (4.7%)	171 (3.9%)	1,734 (5.0%)	2,454 (4.8%)
60-64	782 (6.6%)	251 (5.7%)	2,146 (6.2%)	3,179 (6.3%)
65-74	1,794 (15.2%)	489 (11.1%)	4,763 (13.8%)	7,046 (13.9%)
75-84	970 (8.2%)	369 (8.4%)	2,268 (6.6%)	3,607 (7.1%)
85 +	181 (1.5%)	106 (2.4%)	532 (1.6%)	819 (1.6%)
TOTAL	11,804	4,390	34,437	50,631

SOURCE: 1990 US Census, Clearlake Planning Department

Table 4 compares the age distributions of the 1980 and 1990 Censuses. Because the City incorporated after the 1980 Census, the 1980 percentages shown in the table were calculated by Mundie & Associates based on the nine enumeration districts wholly within the city limits. The table shows a trend towards a younger population. The percentage of persons 34 years of age and younger has increased from 37% to 42.4%, while the percentage of persons 55 years of age and older has decreased from 44% to 36.2%.

TABLE 4
COMPARISON OF AGE DISTRIBUTION
1980 Census & 1990 Census

Age Group	Percentage of Total	
	1980 Census	1990 Census
0 -24	26.0%	30.6%
<u>25-34</u>	<u>11.0%</u>	<u>11.8%</u>
35-44	7.0%	12.6%
<u>45-54</u>	<u>9.0%</u>	<u>8.9%</u>
55-64	18.0%	11.3%
<u>65-74</u>	<u>18.0%</u>	<u>15.2%</u>
75-84	7.0%	8.2%
85+	1.0%	1.5%

SOURCE: 1990 US Census and Clearlake General Plan Technical Background Papers (June 1983)

HOUSEHOLDS

Household Types

The total number of households is 5,179. The composition of the household types is 63.1% family households and 36.9 percent of non-family households. The average number of persons per household is 2.27 and the average number of persons per family is 2.80.

Table 5 provides information on households by type. Non-Family Households comprised of One Person are 31.5% of the total households, and persons 65 years or more of age constitute 47.8% of these Non-Family Households and 17.6% of the total households. Woman households with No Husband Present are 12.9% of the total households and 20.5% of the Family Households.

TABLE 5
HOUSEHOLDS BY TYPE

Type of Household	Number	Percent of Total Households	Percent of Family or Non-Family Households
Family Households	3,268	63.1%	
Married	2,400	46.3%	73.4%
Female Household no husband present	670	12.9%	20.5%
Non-Family Households	1,911	36.9%	
Living Alone	1,630	31.5%	85.3%
Age 65+	914	17.6%	47.8%
Female	591	11.4%	36.3%

SOURCE: 1990 US Census

Table 6 shows number of persons per household for all units and for multiple family units. The subsidized units regulate the number of occupants based on the unit's size. This is not done for market rate units which have overcrowding. This table also shows why household size alone is insufficient to assess housing conditions.

TABLE 6
HOUSEHOLD SIZE
By Housing Type

Housing Type	Median Number Persons per Household	Housing Units Overcrowded*
Market Rate Apartments	3.50 persons	8 %
Subsidized Family Units	2.97 persons	0 %
Subsidized Elderly Units	1.22 persons	0 %
Resort Residential Units	2.13 persons	21.9%
All Housing Types	2.30 persons	10.9%

* "Overcrowding" is defined as more than 1.1 persons per room.

Source: Resort Conversion Study Household Survey, June 1994; 1990 Census

Table 7 shows number of persons per unit for owner occupied and renter occupied units. One and two person households are the most common, with 50.3% of the owner occupied units being this size.

TABLE 7
TENURE BY PERSONS IN UNIT

	Total Units		Owner Occupied	Renter Occupied
	No.	%	No.	%
One Person	1,634	(31.5%)	1,073	(20.7%)
Two Persons	2,012	(38.8%)	1,525	(29.4%)
Three Persons	671	(12.9%)	368	(7.1%)
Four Persons	469	(9.0%)	268	(5.2%)
Five Persons	207	(4.0%)	101	(1.9%)
Six Persons	147	(2.8%)	53	(1.0%)
Seven + Persons	39	(0.8%)	9	(0.2%)
TOTAL	5,179	(100 %)	3,397	(65.6%)
				1,782 (34.4%)

Source: 1990 US Census

Table 8 shows households by size for renter occupied multiple family units as compared with the median for all renter occupied units.

TABLE 8
HOUSEHOLDS BY SIZE
Multiple Family Units

Household Size	Market Rate %	Subsidized Family %	Elderly %	Resort Res. %	All Renters
One Person	12.0%	15.0%	97.3%	43.0%	10.8%
Two Person	12.0%	16.8%	2.7%	23.1%	9.4%
Three Person	16.0%	30.1%	0%	16.5%	5.8%
Four Person	36.0%	32.7%	0%	13.2%	3.9%
Five Person	24.0%	4.5%	0%	3.3%	2.0%
Six + Persons	0%	0.9%	0%	0.9%	2.4%

Source: Resort Conversion Study Household Survey, June 1994; 1990 US Census

ECONOMIC CHARACTERISTICS

Employment

The County's economic base is distributed among several industries, with trade and services comprising approximately 46% of the jobs. Employment in the Clearlake-Clearlake Oaks planning area totaled 1,860 jobs (19% of the total County wide jobs) in 1985. At this same time Lake County had a total of 10,500 jobs. The exhibit on the following page shows distribution of jobs within Lake County.

Projections for future growth trends show a wide variety of scenarios. Based on the California Employment Development Department's outlook for Lake County's industry trends, by the year 2005 the Clearlake-Clearlake Oaks planning area could attract an additional 850 jobs. Other job estimates, based on Lake County's growth rate for each industry, project 3,215 new jobs for the Clearlake-Clearlake Oaks planning area, and 14,540 new jobs county-wide. The higher estimate was based on projected growth in the energy and resource extraction fields which, at this time, are not expected to expand as estimated. [Source: Final EIR, Highlands Park Community Development Project Area Plan]. The recession of the early 1990's slowed the expansion of existing businesses and establishment of new business which would have created more jobs. As of March 1996, jobs within the City continue to be eliminated or reduced from full-time to part-time.

Clearlake's population is also affected by Lake County's attraction as a retirement area. Because of its natural beauty and affordable housing, Clearlake's residential population has grown significantly, while the number of jobs has risen more modestly. This will continue to be the case as retired persons and lower income families are driven out of higher priced areas (such as the San Francisco Bay Area) in search of more affordable housing. Due to these people not being in the labor market, this population segment may resist or oppose development which creates new jobs on the grounds that it will affect housing costs and the present very rural atmosphere.

The California Economic Development Department labor force information for 1991 shows Lake County's annual average unemployment rate as 11.6%, with a high of 14.2 % in March to a low of 7.9% in August. The Lake County unemployment rate in March 1996 was 13.5%. The recession of the 1990's has affected Lake County by stopping the growth and migration from the southern urban areas into the county. The county is expected to lag behind the San Francisco Bay Area's economic recovery by 3 to 5 years.

A county-wide advisory vote will be held on March 26, 1996 asking whether a second state prison should be constructed in Lake County (the existing prison is the Konocti Conservation Camp). The City Council supports location of a prison inside the city limits. One issue raised in support of the prison is that it will create jobs and economic growth. An issue raised in opposition to the prison is that the growth caused by a prison would harm the local environment and rural atmosphere of Lake County. These are the same issues raised in discussions of major development projects and represent two opposing viewpoints affecting local economic development efforts.

The exhibit on the following page shows employment distribution in Lake County. While the corridor of new growth is from the south, the southern county areas have relatively few of the jobs. This exhibit also shows the areas where low income housing is needed in Lake County, specifically in the areas having the jobs.

Income

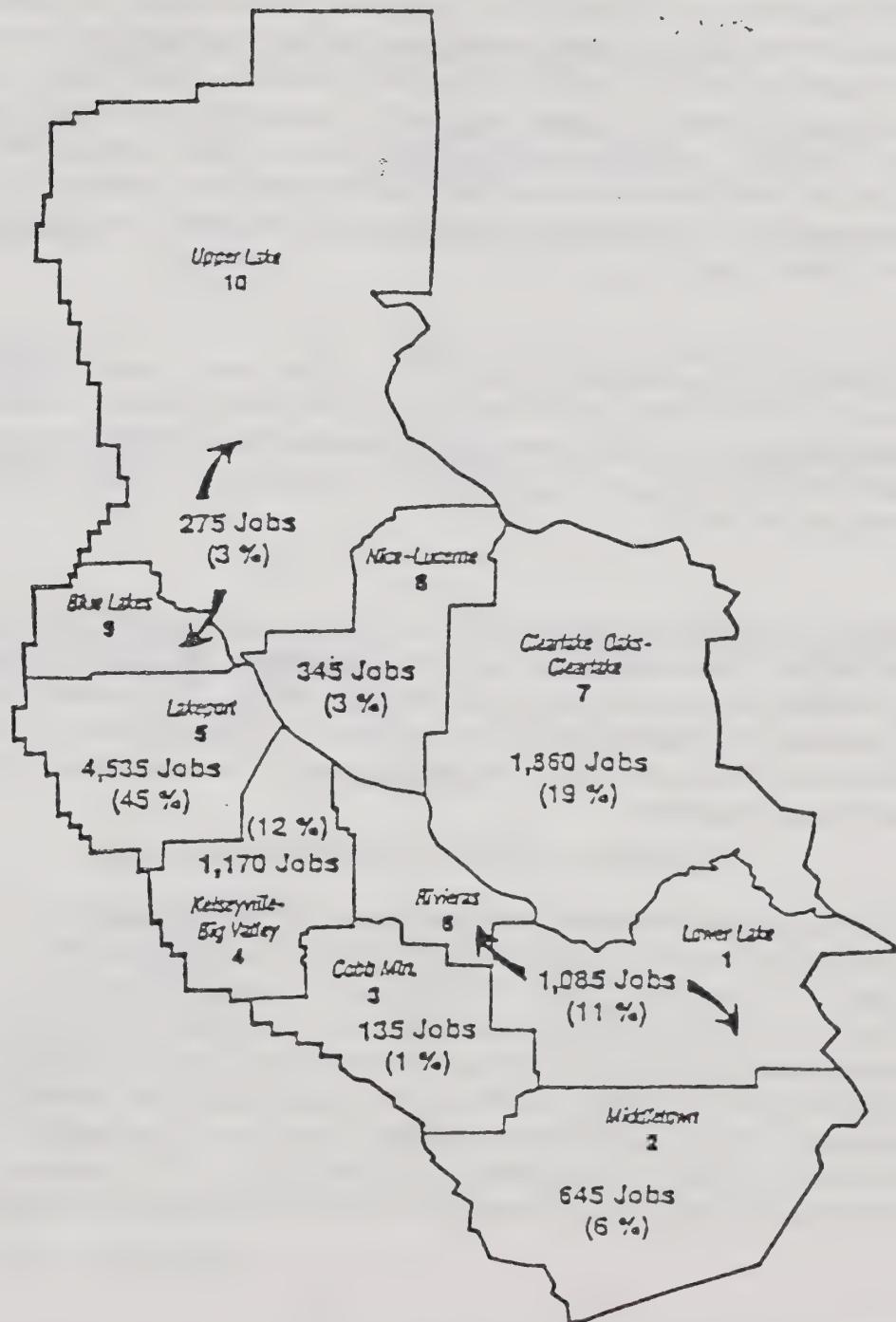
Typical wages are relatively low in Lake County due to the lower demand for services, lower per capita income, and increased competition for those jobs which are available. Because of the local economy and the substantial wage differential between Lake County and the surrounding urban areas, many residents work outside the county.

TABLE 9
Annual Wages/Income

Carpenter	\$29,120
Nurse; Painter	20,800
Truck driver; Auto mechanic	19,365
Maintenance worker	12,065
Data entry worker; Clerk typist	12,480
Cashier; Cook	10,400
Waitress; Motel housekeeper	9,360
Sales clerk; Home attendant	9,360

SOURCE: California Economic Development Department 1991

Employment Distribution



SOURCE: Lake County Commercial and Industrial Employment Study 1988

The 1990 US Census shows median income to be \$16,600 for households, \$20,998 for families and \$9,518 for non-family households in 1989. This is no improvement from 1980 when Clearlake's median household income was only 74.8% of Lake County's median household income. This gap is expected to increase during the next 10 years as growth continues to spill-over from Sonoma and Napa Counties into the south county area, with this growth occurring primarily in the Middletown-Hidden Valley-Cobb Mountain areas which have more restrictive development standards resulting in increased housing costs requiring higher family incomes.

As of December 1991, approximately 29% of the total county population were social security beneficiaries, with the majority of these persons elderly. The 1990 US Census shows that in Clearlake 2,541 households received social security with a mean income of \$7,755, and 1,176 households received public assistance with a mean income of \$5,648.

As of February 1996, 212 households receive rental payment assistance county-wide from the HUD Section 8 program administered by Maximus. The households receiving assistance may live in any approved dwelling. The households may move between counties and states using the voucher. In February 1996, 19 households moved into Lake County with their vouchers and 20 households moved out of the county with their vouchers.

For persons for whom poverty status is determined, 2,595 persons or 22.1% of the persons for whom poverty status was determined had incomes in 1989 below poverty level. Of those persons, 1,039 were 0-17 years of age, 1,277 were 18-64 years of age, and 279 were 65+ years of age. The number of families with incomes in 1989 below poverty level were 595 or 17.9% of all families. Of persons for whom poverty status is determined, 42.7% earned less than the poverty level income. 840 persons or 7.2% of these persons earned less than .50 of poverty level income, 731 persons or 13.4% of these persons earned .50 to .74 of poverty level income, and 1,024 persons or 22.1% of these persons earned .75 to .99 of the poverty level.

TABLE 10
DEFINITIONS OF INCOME GROUPS

Very Low Income	Household income not exceeding 50% of area median income
Other Low Income	Median Income between 50% and 80% of area median income
Moderate Income	Household income between 80% and 120% of area median income
Above Moderate Income	Household income exceeding 120% of area median income

Table 11 shows the household incomes. It is significant that only 19.9% of the households have incomes of \$35,000+.

TABLE 11
HOUSEHOLDS BY INCOME GROUP

Income	Number	Percent
0 - 4,999	373	7.3%
5,000 - 9,999	1,050	20.5
10,000 - 14,999	910	17.8%
15,000 - 19,999	575	11.2%
20,000 - 24,999	481	9.4%
25,000 - 34,999	714	13.9%
35,000 plus	1,020	19.9%

Median Income : \$16,600

Source: 1990 Census

Lake County's per capita personal income in 1989 was \$14,166, ranking 45th among the State's 58 counties. Clearlake's per capita income is \$9,531.

Table 12 shows the percentage of population by income category. Renter income information for resort residential units is provided for comparison.

TABLE 12
HOUSEHOLDS BY INCOME GROUP
COMPARISON: RESIDENTIAL RESORT & CITY-WIDE

RESORT RESPONDENTS		CITY-WIDE	
Number	Percent	Number	Percent
92	86.0%	Very Low <\$14,900	2,298 44.9%
13	12.1%	Low - \$14,901-\$23,840	1,010 19.7%
2	1.9%	Moderate - \$23,841-\$35,760	894 17.5%
<u>0</u>	<u>0%</u>	Above Moderate > 35,761	<u>920</u> <u>18.0%</u>
107	100.0%		5,122 100.0%

Source: Resort Conversion Study, 1994; 1990 US Census

The California Economic Development Department labor force information for 1991 shows Lake County's annual average unemployment rate as 11.6%, with a high of 14.2 % in March to a low of 7.9% in August. The February 1996 unemployment rate was 13.5%. Typical wages are relatively low in Lake County, due to both the lower cost of living and the increased competition for those jobs which are available. As of December 1991, approximately 29% of the total county population were social security beneficiaries, with the majority of these being the elderly. The 1990 Census shows that in Clearlake 2,541 households received social security with a mean income of \$7,755, and 1,176 households received public assistance with a mean income of \$5,648.

The "City of Clearlake Household Needs Survey Report" completed in August 1990 limited its survey to the 246 units identified in that survey as needing rehabilitation work. Of these units, 157 households responded to the survey.

The 1990 Household Needs Survey concluded that:

In terms of income, 81% of the households surveyed had income levels below 80% of the county median income. Also, 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by HUD guidelines.

In regard to source of income by household, 43.3% of the households listed wages as their source of income, while 39% stated that social security is their sole source of income. Of the low income category itself, though, 45.6% of the households depended on social security, while 37% depended on wages.

The "City of Clearlake Household Needs Assessment Survey" completed July 1993 August 30, 1990 distributed surveys to a random sample of 545 dwelling units. Households of 119 of these units responded to the survey. Refer to the Appendices for the complete survey. Of the survey group, the average household had 2.75 persons with an annual income of \$14,375.

Table 13 shows the source of income for renters in multiple family units. Refer to the Resort Conversion Study Household Survey contained in the appendix. This table shows that the different housing types serve different groups of clientele.

TABLE 13
SOURCE OF INCOME
Renters in Multiple Family Units

Source	Market Rate		Subsidized Units				Resort Residential		
	No.	%	Family	No.	%	Elderly	No.	%	
Work Only	10	41.7%		0	0	0	0	0	
Pub. Asst. Only	7	29.2%		48	43.6%	0	0	35	33.0%
Social Security Only	0	0		10	9.1%	47	64.3%	26	24.5%
Social Security & Pub. Asst.	0	0		10	9.1%	18	24.7%	7	6.4%

Source: Resort Conversion Study Household Survey, June 1994

HOUSING AND HOUSEHOLD CHARACTERISTICS

HOUSING TYPES

Comparison of the 1990 Census and the 1993 Housing Inventory

The Census is not exact information and it is expected to have errors. This is expected with 1990 being the first census since the City's incorporation. The 1993 housing survey was a "windshield survey" and would be expected to be more accurate. Additionally, the company performing the survey had excellent first-hand knowledge of the city allowing better identification of the dwelling units.

The 1990 US Census reported a total of 7,315 housing units. The 1993 Housing Inventory reported 7,611 units. Part of this difference is explained by the fact that the 1993 Inventory surveyed 771 parcels more than the census.

Regarding the number of vacant units, the US Census has a 29.2% vacancy rate of which 20.3% were declared as being for seasonal, recreational or occasional use. The 1993 Housing Survey found many of the "seasonal" units occupied as permanent residences by renters. Based on this, the 1993 Housing Survey concluded that there are potentially 1,300 more occupied dwelling units than the 1990 Census reported. This would result in an undercount of persons and households.

Housing Types

Based on the US Census information, single family dwellings comprise 91.8% of the total number of housing units in the City, with 45.6% being detached site-built houses and 46.2% being mobile homes. For comparison, only 30.8% of the total housing units in the unincorporated Lake County area are mobile homes. In Lake County as a whole, mobile homes make up only 33% of the total housing stock and 36% of the total single-family residences.

Between 1980 and 1992, the number of mobile homes in the City grew from 2,039 to 3,379 units, an increase of 1,340 mobile homes. Though these units were "new" to the City, many were used mobile homes not allowed in other jurisdictions. Up to 1988, the City allowed smaller units (480 square foot minimum) and mobile homes manufactured prior to the 1976 federal standards. Permanent foundations were not required prior to 1988 and are now only required on approximately 25% of the residential lots. These more lenient and less expensive standards promote mobile homes over other types of housing. In 1988, more stringent standards became effective. Tables 16 and 17 show the increase of mobile home installations prior to the new regulations and the steady decline in the number of units since 1988.

For comparison, during the period between the 1980 and 1990 Censuses Lakeport added only 57 mobile homes. During that period, the total increase in mobile home units for the entire county was only 2,327. When the units in Clearlake are excluded, Lake County had a net gain of only 987 new mobile home units during 1980-1990.

The 1990 Census counted 275 multiple family units, 3.8% of the total housing units. Since the Census, 43 new multiple fasmliy units were completed in two Rural Economic Community Development Service (formerly FmHA) projects. The new projects have 22 units for elderly persons and 21 units for family housing. Refer to the Resort Conversion Study excerpt contained in the appendix for a listing of the market rate and subsidized multiple family projects. No market rate apartment complexes were built during the last 10 years. All the apartment projects constructed in the past 10 years were financed with Rural Economic Community Development Service funds (formerly the Farmers Home Administration or FmHA). These subsidized units provide housing for eligible low income households.

The 1993 Housing Survey counted 300 multiple family units plus 526 units in former resorts converted to permanent residential use for a total of 826 units. This is the first count of the residnetial resort units in the entire city. The 1993 surevy also counted 403 units in mobile home parks. Most of these units are trailers or very old mobile homes.

The City has no congregate care or assisted housing for the elderly. The three apartment projects for the elderly provide independent living quarters. In 1992, a 99-bed convalescent hospital opened. The Zoning Regulations were amended in 1987 and 1988 to allow both granny residential units and second residential units.

TABLE 14
HOUSING TYPES
Comparison Between Jurisdictions
1990 US Census Information

COMPARISON OF GENERAL HOUSING TYPES

Housing By Type	Clearlake	Jurisdiction (Total Number/Percent of Total)					Nice	Lake County
		Lakeport	Kelsey- ville	Clearlake Oaks				
Single Family, detached	3,333/45.6%	1,303/60.7%	548/46.5%	1,051/62.0%			569/43.3%	16,917/58.7%
Single Family, attached	91/ 1.2%	120/ 5.6%	14/ 1.2%	42/ 2.5%			16/ 1.2%	476/ 1.7%
Mobile Homes	3,379/46.2%	385/18.0%	509/43.2%	539/31.8%			652/49.6%	9,913/34.4%
Multi-Family 2-4 units	237/ 3.2%	138/ 6.4%	53/ 4.5%	51/3.0%			29/ 2.2%	796/ 2.8%
Multi-Family 5+ units	275/ 3.8%	199/ 9.3%	55/ 4.7%	12/0.7%			49/ 3.7%	720/ 2.5%

TABLE 15
CITY HOUSING TYPES
Comparison Between 1990 Census & 1993 Survey

	1990 Census	1993 Survey
Single Family	3,424	3,491
Mobile Home	3,379	3,040
Multiple Family 2-4 units	237	258
Multiple Family 5+ units	275	300
Resort Conversion 5+ units	na	526
Mobile Home Park	na	403
TOTAL UNITS	7,315	7,611

TABLE 16
NEW HOUSING UNITS BY TYPE
(By Number)

Year	Type of Units				Annual Total
	Single Family Detached	Mobile Home	2-4 Unit	Apartment 5+ Units	
1985	15	95	4	20	134
1986	1	44	0	0	45
1987	6	37	0	0	43
1988	17	41	2	27	87
1989	25	35	0	40	100
1990	36	43	0	35	114
1991	41	36	0	0	77
1992	45	20	0	21	86
1993	22	16	0	22	60
1994	11	14	0	0	25
1995	6	18	0	0	24
TOTALS	225	399	6	165	795

Source: City of Clearlake

TABLE 17
NEW HOUSING UNITS BY TYPE
(By Percentage)

Year	Type of Units				Annual Total
	Single Family Detached	Mobile Home	2-4 Unit	Apartment 5+ Units	
1985	11%	71%	3%	15%	100%
1986	2%	98%	0	0	100%
1987	14%	86%	0	0	100%
1988	19%	41%	2%	31%	100%
1989	25%	35%	0	40%	100%
1990	31%	37%	0	30%	100%
1991	53%	47%	0	0	100%
1992	52%	24%	0	24%	100%
1993	37%	26%	0	37%	100%
1994	44%	56%	0	0	100%
1995	25%	75%	0	0	100%

Source: City of Clearlake

Tables 16 and 17 on the previous page show the annual housing activity. Table 17 shows that the number of new mobile homes decreased starting in 1988. This coincides with the City's change in the zoning requirements for residential housing on lots. Prior to 1988, in the R-1-MH zone the City allowed mobile homes manufactured prior to 1976 having a minimum size of 480 square feet. There were no exterior design or appearance standards.

Table 18 shows that the slow construction activity combined with increased code enforcement actions for removal of burned and dilapidated structures resulted in the net loss of one single family detached unit in 1995. The slowdown is due primarily to the recession and is occurring throughout the county.

TABLE 18
NET CHANGE IN SINGLE FAMILY RESIDNECES
(1991 THROUGH 1995)

	Single Family Detached			Mobile Home			
	New Units	Units Lost	Net Change	New Units	Units Lost	Net Change	
	1991	41	14	+27	36	0	+36
	1992	45	12	+33	20	0	+20
	1993	22	7	+15	16	0	+16
	1994	11	6	+ 5	14	2	+12
	1995	6	7	-- 1	18	3	+15
Totals	125	46	+79	104	5	+99	

Source: City of Clearlake

Homes Values and Rents

Overall, home values and rents are very low when compared with the county-wide and state-wide figures. Table 19 shows several important facts about Clearlake's housing. Specified owner occupied units having values less than \$99,999 comprise 82.2% of the sampling. Since mobile homes were not included in this sampling, it is expected that even a larger portion of the total housing is within the two lowest value categories. Table 19 presents 1990 US Census information for "specified owner occupied housing units" which includes one-family houses on less than 10 acres with no business or medical office on the property. Note that

the data excludes mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. The value listed is the respondent's estimate of the value if sold on the date of the survey.

The median value of specified owner occupied homes in Clearlake is \$68,200. The 1990 US Census shows this value to be the lowest in Lake County and only 69% of Lake County's median house value of \$98,300 and 35% of the statewide median price of \$195,500. For comparison, in 1980 the City's median value of specified owner occupied units was estimated at 48.9% of the statewide median price. Again, since mobile homes were not included in this sampling, it is expected that the median value is less since mobile homes constitute approximately 50% of the housing stock and the majority of these residences have values less than \$99,999.

These home values indicate that a substantial portion of the existing housing stock is affordable to very low and low income households, and that this type of housing in the County is predominately within the City of Clearlake.

TABLE 19a
VALUE OF SPECIFIED OWNER-OCCUPIED SINGLE FAMILY HOUSES

<u>Value</u>	<u>Jurisdiction</u> (Percent of Total)						Lake County
	Clearlake	Lakeport	Kelsey- ville	Clearlake Oaks	Nice		
Less than \$50,000	365 / 26.8%	4.2%	8.6%	14.7%	8.6%		10.6%
\$50,000 - \$99,999	858 / 55.4%	54.3%	59.1%	43.3%	59.1%		45.6%
\$100,000 - \$149,999	182 / 11.8%	26.9%	23.8%	29.2%	23.8%		25.0%
\$150,000 - \$199,999	101 / 6.5%	9.6%	6.6%	10.3%	6.6%		11.7%
\$200,000 - \$299,999	36 / 2.3%	4.6%	1.9%	2.4%	1.9%		5.4%
\$300,000 or more	6 / 0.4%	0.4%	0	0.2%	0		1.8%

SOURCE: 1990 U.S. Census

The median rental payment is \$323. This is third lowest in the county (after the unincorporated areas of Lucerne and Nice) and lower than both the Lake County median rent of \$351 monthly and the state-wide median rent of \$551 monthly. For comparison, in 1980 the City's median rent was estimated at 67.6% of the state-wide median rent, compared with the 1990 figure of 58.6%. As shown in Table 19, 23.3% of the rents are less than \$250, which is in the affordable range for very low and low income housing. In addition, a portion of the 65.4% of the units renting in the \$250-\$499 range are also affordable to low and very low income households, dependent upon household size.

TABLE 19

RENTS

Rent Range per month	Percentage of Rentals
Less than \$250	23.3%
\$250-\$499	65.4%
\$500-\$749	6.1%
\$750+	0.2%

SOURCE: 1990 US Census

Vacancy

According to the 1990 Census, for year-round occupied units the vacancy rate is 15.5% for owner occupied units and 7.7% for rental units. As comparison, the vacancy rate for rental units in Lake County is 6.7%. The average vacancy rate for all units is 29.2%. Table 20 shows vacancy rates by type.

The 1993 Housing Survey noted that the 1990 Census reported a total of 2,136 vacant or vacation homes and the survey reported only 1,357 vacant or vacation homes. This changes the number of units in permanent housing from the 1990 Census number of 3,397 to the Survey's finding of 4,764 units, an increase of 1,367 units. The 1993 Housing Survey did not calculate in a vacancy factor of 5.6% used in the Census.

One factor affecting the vacancy rate is that units are removed from the rental market when the cost of repairs exceeds the owner's economic return. This is most common in cases of severely dilapidated single family residences, residences having major fire damage, and individual units within many older residential resort projects.

TABLE 20
OCCUPANCY STATUS

Category	Number of Units	Percentage of Total Units
Total Units	7,315	
Total Occupied	5,179	70.8%
Total Vacant	2,136	29.2%
Status of Vacant Units		
For Rent	148	2.0%
For Sale Only	197	2.7%
Rented or sold, not occupied	45	0.6%
Seasonal, rec., occasional use	1,482	20.3%
For migrant workers	0	0 %
Other vacant units	264	3.6%

SOURCE: 1990 US Census

Tenure

Most of Clearlake's housing units are single-family, and 70.8% of these units are owner-occupied. Of the year-round housing units, the 1990 US Census shows 65.5% as owner occupied and 34.4% as occupied by renters. Of the total population of 11,736, the Census reports that 7,305 persons or 62.2% of the population are living in units they own and 4,431 persons or 37.8% of the population are renters.

Table 21 shows a significant characteristic of the City's population. Of the total 3,397 householders of the owner occupied units, 48.2% are 65 years of age and older. Of the total 1,782 householders of rental units, only 20.4% are 65 years of age or older.

TABLE 21
TENURE BY AGE OF HOUSEHOLDER

AGE GROUP	NUMBER	PERCENTAGE
Owner Occupied		
15-24 years	45	2.5%
25-34 years	250	1.3%
35-44 years	435	7.4%
45-54 years	409	12.0%
55-64 years	620	18.3%
65-74 years	967	28.5%
75 years+	671	19.8%
RENTER OCCUPIED		
15-24 years	208	11.7%
25-34 years	443	24.9%
35-44 years	372	20.9%
45-54 years	217	12.2%
55-64 years	178	10.0%
65-74 years	205	11.5%
75 years and over	159	8.9%

SOURCE: 1990 US Census

Housing Conditions

The City updated the housing conditions survey in 1993. The 1990 Housing Survey inventoried one area within the City as the basis for our first CDBG housing rehabilitation grant. That study reported 92.6% of the units as sound, but the survey excluded mobile homes.

The 1993 Housing Inventory surveyed the entire city and collected information on both the units and the site conditions. This survey provides a greater understanding of the housing and neighborhood conditions. However, due to the construction of mobile homes, the indicators used determining the condition of site-built housing are not applicable to mobile homes. At that time, the City did not determine a means to assess the mobile homes differently. This survey is contained in the appendix.

The Housing condition surveys are based on the following definitions:

SOUND: Unit appears well maintained and structurally sound. Siding, gutters, trim, windows, doors, and yard should be in good repair with good exterior paint condition. The foundation and porch structure should appear structurally sound and there should be straight roof lines. Minor problems such as small areas of peeling paint, cracks in walkway, and other minor maintenance items are allowable in this category.

MINOR: For purposes of this survey, the term "minor" is applied to those standard units that are structurally sound, but show signs of minor deferred maintenance or upkeep.

MODERATE: "Moderate" rehabilitation is defined as structurally sound, but with one or more systems, such as roofing, electrical, plumbing or building envelope, needing rehabilitation.

SUBSTANTIAL: "Substantial" rehabilitation means replacing several major systems such as complete or partial foundation work, repairing or replacing exterior siding, reconstruction of roof deck prior to replacement of shingles, complete rewiring or replumbing.

DILAPIDATED: Unit appears to have serious structural problems and require many major repairs. The general criteria for this category is that the cost of repairs would equal or exceed the value of the unit.

Table 22 shows the summary of units in each of the categories and compares the 1990 and 1993 housing surveys. The number of mobile homes contained in each category is noted. This table demonstrates the difficulty in assessing the condition of mobile homes. Because of the unit construction, structural defects indicating the need for repair or replacement are not readily apparent from outside the unit. The other common indicator of a dwelling's condition, the age of the unit, is more difficult to determine. Because mobile homes not installed on permanent foundations are assessed as personal property, information on the age of a unit is not included in the tax assessor records as is done for permanent structures.

Without any adjustments for the mobile homes, Table 22 shows need for replacement of 239 units (including 17 mobile homes) and rehabilitation of 526 units (including 199 mobile homes). Because of the low home values, units requiring substantial rehabilitation are designated for replacement. The units designated as having minor defects would qualify for a repair program.

One condition which can not be factored into the survey is the adequacy of the unit's heating system. An inadequate or unsafe heating system is grounds for classification of a unit as having moderate deficiencies warranting rehabilitation. This is a common problem in the older, poorly insulated dwellings. To reduce the expense of using propane or electric for heating (natural gas is not available), many households use unvented kerosene heaters which is extremely dangerous.

TABLE 22

**CONDITION OF HOUSING
(no adjustments)***

Condition	1990 Survey	1993 Survey	
Sound	92.60%	83%	6,320 units
Minor	1.39%	7%	530 units
Moderate	2.08%	7%	526 units
Substantial	0.97%	2%	153 units
Dilapidated	2.96%	1%	86 units

* The age and condition of mobile homes are not assessed.

SOURCE: 1990 Housing Conditions Survey, 1993 Housing Survey

Adjustments to the 1993 Housing Condition Survey on Mobile Homes

Age is the best indicator of a of a mobile home's condition. Because of the type of construction, these units have a shorter life span than site-built structures. The earlier models were generally constructed as "mobile" units with lighter weight construction materials. Unfortunately, these units are less resistant to normal wear.

Common deficiencies as the units age are weakened or damaged flooring in areas of heavy foot traffic and damage to the interior floor and wall panels from moisture and water (bathrooms and kitchens). As metal seams loosen on the roofing and siding panels, leaks become more frequent and it becomes more difficult to seal the unit and prevent interior water damage. Units not installed on a permanent foundation need to be releveled periodically, which can further loosen the roofing and siding panels. Many of the pre-1976 units have 2"x2" wall studs, compared with 2"x4" or 2"x6" of convention construction, resulting in inadequate wall insulation, a less stable unit and greater expense to heat and cool the dwelling.

Repair of the older mobile homes is more difficult and expensive. Because the older units are similar to motor vehicles in that their value depreciates over time, the costs of repair can exceed the value of the unit.

Mobile home units constructed after June 15, 1976 are manufactured and certified under the National Manufactured Home Construction and Safety Standards Act of 1974. These standards are higher than those required by the State prior to 1976. These units have become less "mobile" and over time they have become closer to modular or factory built housing.

Calculation of the Adjustments to the Mobile Home Conditions Survey

The total of these adjustments are shown in Table 23. The adjustments result in 1,852 mobile homes being designated for replacement and 559 mobile homes being designated as requiring moderate rehabilitation (installation of foundations and system repairs related to the age of the unit).

Because the City incorporated after the 1980 Census, the housing information for 1980 was calculated by Mundie & Associates based on the nine enumeration districts wholly within the city limits. It calculated 2,039 mobile homes located in Clearlake in 1980. Reviewing building permit information and historic growth rates for population and housing stock, this number appears reasonable.

Based again on building permit records and growth rates, of the 2,039 units in 1980, an estimated 1,290 units were installed in the City prior to June 15, 1976. These units were installed before the effective date of the National Manufactured Home Construction and Safety Standards Act of 1974 and thus do not comply with those requirements. On this basis, these 1,290 units are determined to be substandard and in need of replacement.

The remainder of the 2,039 mobile homes, 749 units, were installed between 1976 and 1980. An estimated 75% of these units are estimated to be older, pre-1976 models moved into the City. The basis for this was that Clearlake was one of the few jurisdictions still allowing the older units. Based on these considerations, an estimated 562 units are assumed to be pre-1976 models and in need of replacement.

Of the remaining 25% of the mobile homes installed during the 1976-1980 time period, an estimated 96% of the units lack a permanent perimeter foundation. On this basis, 180 mobile homes would be classified as needing moderate rehabilitation work to install the foundation. The age of the units (15-20 years old) indicate that other moderate repairs inside the unit would be expected.

For the period 1980 - 1/88, pre-1976 model year mobile homes continued to be permitted in the "R-1-MH" zone. The City also had only a 480 square foot minimum dwelling size requirement. The peak in mobile home installations prior to 1988 indicates that many people were taking the last opportunity to place the older, small units on lots. On the basis of the building permit information, an estimated 50% of the 775 units or 387 units installed through January 1988 were pre-1976 models. These units need to be replaced.

For the period 1980-1988, mobile homes 10 years of age or less are rated as sound. For those units 10-15 years of age, repairs of major systems are expected. In addition, based on the 1993 Housing Survey 96% of the units lack permanent foundations. This would result in 372 units being designated as moderate condition and needing foundation systems.

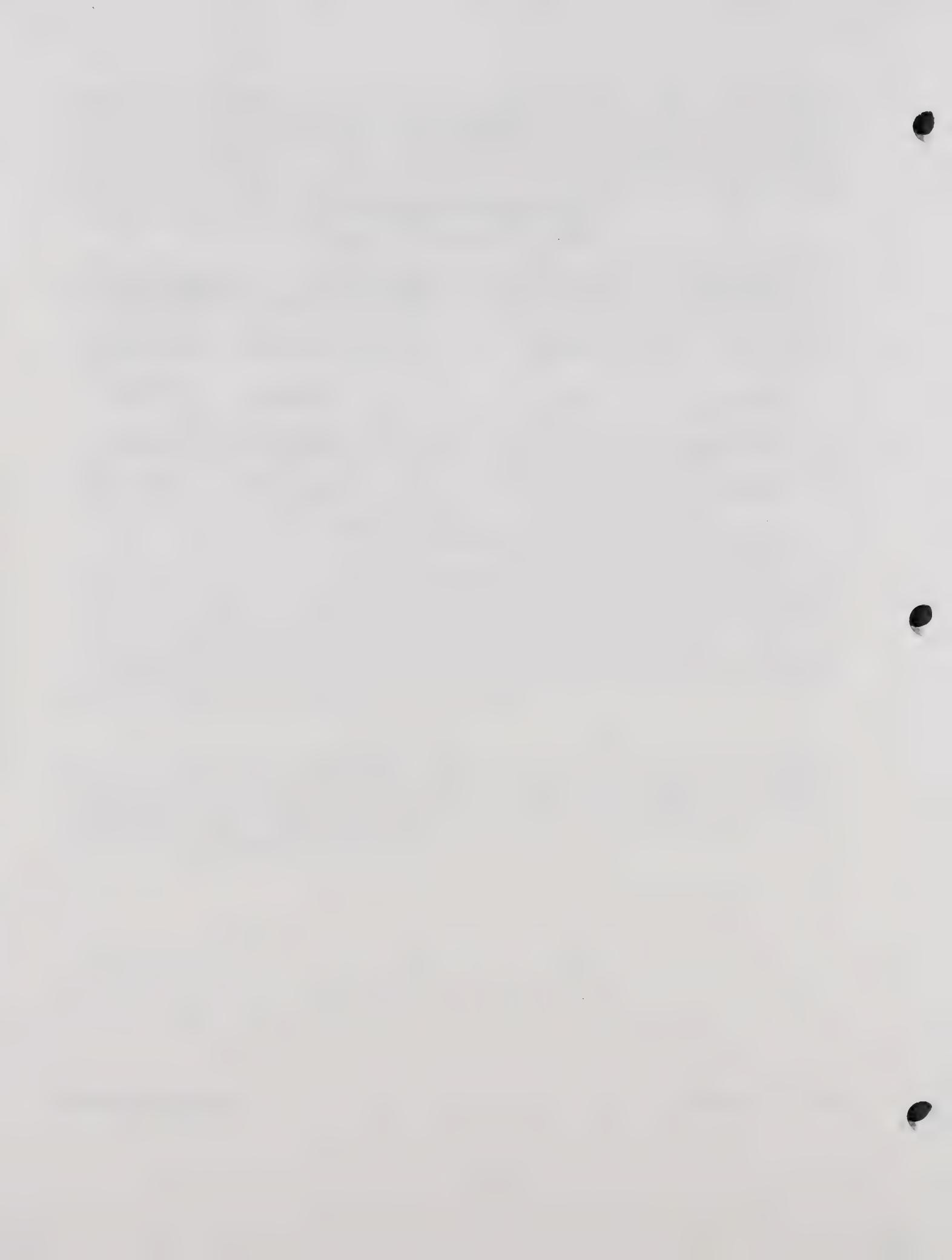
TABLE 23

CONDITION OF HOUSING
(adjusted for mobile homes)

Condition	1990 Survey	1993 Survey	Adjusted Survey
Sound	92.60%	83% 6,320 unit	4,695 units
Minor	1.39%	7% 530 units	174 units
Moderate	2.08%	7% 526 units	879 units
Substantial	0.97%	2% 153 units	2,381 units
Dilapidated	2.96%	1% 86 units	86 units

Units of all types requiring replacement: 2,467.

Units of all types requiring rehabilitation: 879.



CHAPTER TWO

HOUSING NEEDS

HOUSING NEEDS

HOUSEHOLD NEEDS

The 1990 Household Needs Report surveyed 246 units identified as needing housing rehabilitation and received responses from 157 households. There have not been significant economic or social changes in the past five years, and these results should still be representative of households in units requiring rehabilitation. Refer to the Appendices for the complete survey. The following is a summary of the survey's conclusions:

1. There is a general household profile that emerges from the data. It is a household where the head of household is over 62 years of age, low income, social security is their source of income, owns his/her own house, and the house is of wood frame construction needing substantial rehabilitation work.
2. The survey seems to be statistically accurate representation of the target area surveyed. There were 2167 units in the target area, of which 246 were surveyed. Of the 246 surveyed the response rate was 64%
3. In terms of income, 81% of the households surveyed had income levels below 80% of the county median income. Also, 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by HUD guidelines.
4. In regard to source of income by household, 43.3% of the households listed wages as their source of income, while 39% stated that social security is their sole source of income. Of the low income category itself, though, 45.6% of the households depended on social security, while 37% depended on wages.
5. Approximately 54% of those surveyed were owners of their own homes. Of those who owned their own homes, 77.6% are low income, while 41% of them would be classified as very low income.
6. Households having members 62 years of age and older constitutes 41% of the total number of households surveyed, and 89.2% of these are low income. The Female Head of Households constituted 34.6% of the total number of households, and 96.3% of these households are low income.

7. Among the households having members 62 years of age and older, 84.6% are owners, while only 15.4% are renters. Also, 77% of the Female Head of Households are owners, while only 23% are renters.
8. In regard to the housing condition of the units surveyed, 100% of the substandard units are of wood frame construction. In terms of dilapidated units, 65% are of wood frame construction, and the remaining 35% are mobile homes.

BASIC CONSTRUCTION NEEDS

"Basic construction needs are the minimum numbers of units needed to accommodate project new households, provide for a reasonable vacancy rate, and compensate for the housing units that need replacement. The Regional Housing Needs Plan for Lake County provides estimated housing needs to July 1997, categorized by income groups.

The Lake County/City Area Planning Council accepted the report in January 1992 for the purpose of allowing payment to the consultant, but the Area Planning Council did not adopt the plan. The City of Clearlake requested recalculation of the allocation of very low and low income units, based upon factors including the following:

The City is already providing a substantial portion of the County's very low and low income housing. A continuation and escalation of this trend is not equitable and contrary to the intent of "fair share" allocation.

While the Lake County plan projects a continuation of the trend for the majority of jobs being in the area of Lakeport -Kelseyville - Upper Lake areas (63%), the greatest percentage of low and very low income housing would continue to be concentrated 15 to 25 miles away in the Clearlake area. The Clearlake-Clearlake Oaks planning area currently has only 19% of the total county jobs.

In addition to the issue of equity, the following points support the necessity for recalculating the regional allocation so as to create a jobs/housing balance within subregions of the County:

There is no public transit between Clearlake and Lakeport areas for commuting to jobs in the north county area. A transit authority has been established and limited service between the two cities will start within the year. Due to the low population and rural development pattern, public transit will continue to be minimal at best for the 5 year planning period. Lower income households are the least able to afford the costs of commuting in private automobiles.

Continued concentration of very low and low income housing 15 to 25 miles from the main employment center in the north county area is contrary to the intent of providing for this segment of the population, in that to obtain lower housing costs, households must accept increased commuting costs or limited employment opportunities.

Effect of the Sewer Cease and Desist Order on the City and County Providing for the Basic Construction Needs

Regardless of the Area Planning Council's final determination on the housing allocation, the regional housing needs will need to be reassessed within the next twelve months to reflect the revised plan and time table for Lake County's correction of major deficiencies in its Southeast Regional Wastewater Treatment Facility. In March 1991, Lake County Special Districts was placed under its third cease and desist order issued by the State Regional Water Quality Control Board. This latest order limits the total number of new connections to 250 single family equivalent units until such time that the County completes all improvements to the system. As of March 1996, approximately 90 connections are available, with 11 of these connection reserved for commercial development.

As of March 1996, Lake County Special Districts has obtained funding and started construction of the project correcting the deficiencies. The project is scheduled to be completed by Winter 1997. The areas affected by this order are approximately 90% of lots in the City of Clearlake and the unincorporated Lower Lake area; the City area is approximately 90% of the district's total area. Lake County Special Districts controls the allocation of the new sewer connections, with the City having no control over distribution.

The cease and desist order has not affected development to the extent anticipated in 1992. The recession the last two years and heavy storms in 1995 have slowed development. Also, the uncertainty existing in 1992 has been addressed by Lake County Special Districts moving quickly to design, finance and construct the project. This has helped to rebuild the public's confidence in the County correcting the deficiencies and expanding the plant for future development.

One effect of the cease and desist order has been the delay of new subsidized multiple family projects. A developer must have guaranteed sewer connects at the time of application for Rural Economic and Community Development Services (FmHA) funding. Since connections cannot be reserved, no guarantees can be given at this time. This situation may change as the sewer project nears completion,

This limit to development of new units affects both the City and the County in their efforts to fulfill the projected needs for low and moderate income housing during the next five-year planning period. Since the City is constrained from fulfilling its designated portion of the regional housing allocation, the projected need must be met in the other areas of the county. For this reason, after the County makes its decision on the project for correcting the sewer system deficiencies, the Area Planning Council needs to reevaluate the Regional Needs Housing Allocation to address how the need will be redistributed and met during the next five years or until such time that new construction is allowed within the City of Clearlake and unincorporated Lower Lake area.

The following are the proposed Basic Construction Needs as contained within approved but not adopted Lake County Regional Housing Needs Plan.

TABLE 24 Basic Construction Needs				
BY COMPONENTS	Housing		Units	
	Lakeport	Clearlake	Unincor-porated	County Total
Household Increase	262	919	1,445	2,627
1991 Vacancy Need	19	-154	-218	-353
1997 Vacancy Need	46	341	556	943
Replacement Need 1991-1997	31	104	270	405
TOTAL	359	1,210	2,053	3,622
BY INCOME GROUP				
Very Low	105	378	638	1,121
Other Lower	62	278	419	759
Moderate	68	218	405	691
Above Moderate	124	336	591	1,051
TOTAL	359	1,210	2,053	3,622
SOURCE: <u>Regional Housing Needs Plan</u> , January 1992				

LOW AND MODERATE INCOME HOUSING

According to the Lake County Housing Element, the State projects an additional 1,445 households in the county by July 1997 and of this, approximately 49% will be below the moderate income category. The following table shows the definitions of income groups used by the US Department of Housing and Urban Development.

TABLE 25

DEFINITIONS OF INCOME GROUPS

VERY LOW INCOME	Household income not exceeding 50% of area median income.
OTHER LOWER INCOME	Household income between 50% and 80% of area median income
Moderate Income	Household income between 80% and 120% of area median income
Above Moderate Income	Household income exceeding 120% of area median income

SOURCE: US Department of Housing and Urban Development

Table 26 shows the very low, lower, median and moderate income limits, as published January 1996 by the State Department of Housing and Community Development. The income limits are calculated on a county-by-county basis. The State is required to accept the same limits for lower and very low income households as are established by the US Department of Housing and Urban Development.

TABLE 26
1996 INCOME LIMITS

	Household Size	1	2	3	4	5	6	7	8
LAKE COUNTY	Very Low Income	12000	13700...	15450...	17150...	18500...	19900...	21250	22650
Area median \$34,300	Lower Income	19200	21950	24700	27450	29650	31850	34000	36200
	Median Income	24000	27450	30850	34300	37050	39800	42550	45300
	Moderate Income	28800	32900	37050	41150	44450	47750	51050	4300

Table 27 shows household projections by population based on the accepted but not adopted Regional Housing Needs Plan.

TABLE 27 Household Projections by Income Group				
Income Group (by Jurisdiction)	January 1, 1991 Number	(%)	July 1, 1997 Number	(%)
County Total				
Very Low	6,626	(31)	7,440	(31)
Other Lower	4,488	(21)	5,040	(21)
Moderate	4,061	(19)	4,560	(19)
Above Moderate	6,198	(29)	6,960	(29)
Total	21,373	(100)	24,000	(100)
Lakeport				
Very Low	524	(28.0)	601	(28.2)
Other Lower	318	(17.0)	363	(17.0)
Moderate	355	(19.0)	405	(19.0)
Above Moderate	673	(36.0)	764	(35.8)
Total	1,870	(100.0)	2,133	(100.0)
Clearlake				
Very Low	2,013	(38.0)	2,300	(37.0)
Other Lower	1,218	(23.0)	1,430	(23.0)
Moderate	954	(18.0)	1,119	(18.0)
Above Moderate	1,112	(21.0)	1,367	(22.0)
Total	5,297	(100.0)	6,216	(100.0)
Unincorporated				
Very Low	4,089	(28.8)	4,539	(29.0)
Other Lower	2,952	(20.8)	3,247	(20.8)
Moderate	2,752	(19.4)	3,036	(19.4)
Above Moderate	4,413	(31.0)	4,829	(30.8)
Total	14,206	(100.0)	15,651	(100.0)
SOURCE: <u>Regional Housing Needs Plan for Lake County</u> Prepared by HCD, 1991				

Tables 28 and 29 are from the 1992 Lake County Housing Element and show the ranges of affordable home prices and rents by income group based on 1991 dollars. The standard affordability indexes used were three times annual gross income for the maximum affordable house payment (includes mortgage principle, interest, taxes and insurance) and 25% of monthly income for the maximum affordable monthly rent (not including utilities).

TABLE 28
Affordable Housing Allowance

Income Group	House Mortgage (excluding down payment)	Monthly Rent (excluding utilities)
One person household		
very low	\$0 - \$33,000	\$0 - \$229
other low	up to \$52,800	up to \$367
moderate	up to \$79,200	up to \$550
Two person household		
very low	\$0 - \$37,650	\$0 - \$261
other low	up to \$60,300	up to \$419
moderate	up to \$90,450	up to \$628
Four person household		
very low	\$0 - \$47,100	\$0 - \$327
other low	up to \$75,300	up to \$523
moderate	up to \$113,100	up to \$785

TABLE 29
Affordable Home Purchase Price Range

Income Group	5% Down	10% Down	20% Down
One person household			
very low	\$0 - \$34,650	\$0 - \$36,000	\$0 - \$39,600
other low	up to \$55,440	up to \$58,080	up to \$63,360
moderate	up to \$83,160	up to \$87,120	up to \$95,040
Two person household			
very low	\$0 - \$39,533	\$0 - \$41,415	\$0 - \$45,180
other low	up to \$63,315	up to \$66,330	up to \$65,955
moderate	up to \$94,973	up to \$99,495	up to \$108,540
Four person household			
very low	\$0 - \$49,455	\$0 - \$51,810	\$0 - \$56,520
other low	up to \$79,065	up to \$82,830	up to \$90,360
moderate	up to \$118,755	up to \$124,410	up to \$135,720

Adopted 4/4/96

HOUSING REHABILITATION NEEDS

The following table summarizes the housing rehabilitation needs. This table does not include rehabilitation needs for improving access for persons with disabilities.

TABLE 30

CONDITION OF HOUSING (adjusted for mobile homes)

Condition	Adjusted Survey
Sound	399 units
Minor	174 units
Moderate	879 units
Substantial	2,381 units
Dilapidated	86 units

Units of all types requiring replacement: 2,467.

Units of all types requiring rehabilitation: 879.

Current and projected Community Development Block Grants (CDBG) and City Redevelopment Agency programs for housing rehabilitation and mobile home repair are discussed in the 5-Year Implementation Plan portion of this element. The effect of City zoning and building regulations are also discussed in the implementation program portion of this element.

REPLACEMENT OF DWELLING UNITS

Due to the large number of older mobile homes and other structures in dilapidated condition, 2,467 units are in need of replacement. In addition, there are approximately 40 fire damaged structures and mobile homes requiring removal. The slow economy has delayed replacement of structures. The accepted but not adopted Regional Housing Needs Plan states that 104 replacement units will be required for the planning period extending from 1991-1997.

PRESERVATION OF EXISTING LOW INCOME HOUSING

The State Government Code requires analysis and program efforts for preserving assisted housing developments. Projects which are to be considered include housing which receives federal mortgage and/or rent subsidies, CDBG funding and redevelopment funding. A ten year planning period from 1996 to 2005 is used, with this period being divided into the five-year intervals of 1996 through 2000 and 2001 through 2005. Units are defined as "at risk" if the earliest possible date of change from low income use is within the 10-year planning period.

Table 31 provides a summary by year of the number of units which have the potential for being changed from low income use. Refer to the sections on each planning period for specific information on the identified project. Currently there are no units at risk until the year 2001. Single family units and one 4-plex have been rehabilitated using CDBG funds and Redevelopment Agency funds. The loan agreements include provisions for retaining the low income housing.

TABLE 31

EXISTING LOW INCOME HOUSING & POSSIBLE CHANGE FROM LOW INCOME USE

Year	Number of units "at risk"
1996	0
1997	0
1998	0
1999	0
2000	0
2001	40 (Highlands Village)
2002	71 (Clearlake Apartments)
2003	0
2004	0
2005	0

Preservation of Low Income Units - Planning Period 1996 to 2000

No multiple family projects are identified as "at risk" of changing from low income use during this time period. There are no projects having federal mortgage and/or rent subsidies which can be terminated during this period. CDBG grant funds have been spent for rehabilitation of single family units and one four-plex. These loans restrictions prohibiting conversion during the loan period. The Redevelopment Agency allocated \$10,000 for mobile home repairs as match for a CDBG grant and two loans were issued and the work completed. These loans have the same provisions as the CDBG loans for restricting conversion from low income housing.

Preservation of Low Income Units - Planning Period 2001 to 2005

The following two projects have been identified as "at risk" of changing from low income use during this time period. For each project, the following information is provided: the type of governmental assistance by program name, the earliest possible date of change from low income use, and the total number of elderly and non-elderly units that could be lost from the low income housing stock each year.

1. Project: Highlands Village, 6215 Old Highway 53

Owner: Rural Communities Housing Development Corporation

Type of Assistance: HUD Section 202, direct loan for new construction of housing for the elderly; HUD Section 8, lower income rental assistance project based program for new construction.

Total Units by financing type: 40 units, each with FHA and Section 8 financing

Number of the total units for the elderly: 40 (100%)

Earliest Date of Subsidy Termination by Program Type:

FHA - July 15, 2021

Section 8 - May 8, 2001

2. Project: Clearlake Apartments, 7145 Old Highway 53

Owner: Clearlake Apartments

Type of Assistance: Rural Economic and Community Development Services Section 515, Rural Rental Housing Loan for new construction; HUD Section 8, lower income rental assistance project based program for new construction.

Total Units by financing type: 71 units, 0 with FHA financing and 71 units with Section 8 financing

Number of the total units for the elderly: 0 (0%)

Earliest Date of Subsidy Termination by Program Type:

FmHA - September 1, 2002

Section 8 - May 8, 2001

SPECIAL HOUSING NEEDS

Overcrowding

Overcrowding exists when a housing unit has a higher ratio of one occupant per room. The 1990 US Census identified the following conditions in Clearlake.

Total units - 6.5% of the households are classified as overcrowded.

Owner occupied units - 4.2% or 143 of the units are classified as overcrowded. For all owner-occupied units, the average is 2.15 persons per unit and 4.6 rooms per unit.

Renter occupied units - 10.9% or 194 of the units are classified as overcrowded. For all renter-occupied units, the average is 2.49 persons per unit and 3.8 rooms per unit.

One factor which could be increasing the number of overcrowded units is that many of the older resorts converted to permanent occupancy have only one room units. As these units are converted back to seasonal or transient occupancy use, the overall percentage of overcrowded units will decrease.

Since the last housing element update, the City completed a survey of the resort residential units. As part of this study, a survey of all market rate and subsidized units was completed. The following chart shows information from that study on overcrowding.

TABLE 32

**HOUSEHOLD SIZE
By Housing Type**

Housing Type	Median Number Persons per Household	Housing Units Overcrowded*
Market Rate Apartments	3.50 persons	8 %
Subsidized Family Units	2.97 persons	0 %
Subsidized Elderly Units	1.22 persons	0 %
Resort Residential Units	2.13 persons	21.9%
All Housing Types	2.30 persons	10.9%

* "Overcrowding" is defined as more than 1.1 persons per room.

Source: Resort Conversion Study Household Survey, June 1994; 1990 Census

Overpayment

As discussed previously, purchase and rental costs in Clearlake are below the County averages. However, 60% of the households within the City have incomes below the County median. Therefore, while housing costs may be relatively low, that portion available to pay for housing is also reduced. The State classifies "overpayment" as spending more than 25% of income on housing.

Table 33 based on 1990 Census information shows that overpayment is a problem most severe for households having incomes less than \$19,999. In 1989, a total of 65.2% of renting households and 33.4% of households owning their home paid more than 25% of their income on rent or mortgage. The income brackets having the highest instances of overpayment were those having incomes less than \$10,000 and between \$10,000-19,999. The totals are comparable to Lake County as a whole, which had a total of 65.7% of renting households and 36.5% of households owning their home paid more than 25% of their income on rent or mortgage. A difference between the two is that almost 57% of the overpaying renter households in Clearlake have incomes \$19,999 and less, whereas county-wide only approximately 40% of the renter households are in this same lower income category. The 1990 Census information does show an improvement since

the 1980 Census which showed county-wide 72% of rental households and 47 percent of owner-occupied households were overpaying.

For renters in 1989, the categories having the highest percentage of overpayment were low and very low income households; 30.2% of households having incomes less than \$10,000 and 14.9% of households earning \$10,000-19,999 paid 35%+ of their incomes on gross rent.

For owners, the rate of overpayment drops substantially when income is above \$20,000.

TABLE 33

OVERPAYMENT: RENTERS/OWNERS
(By Percentage of Households)

Annual Household Income	Percentage of Income Paid on Rent/Mortgage (Renter/Owner) 25-29%	30-34%	35%+	Total Percentage of Households Overpaying
<\$10,000	2.5 / 2.1	3.4 / 4.5	30.2 / 8.5	36.1 / 15.1
\$10,000-19,999	4.1 / 1.6	2.5 / 1.1	14.9 / 7.6	21.5 / 10.3
\$20,000-34,999	4.9 / 0.5	0.8 / 2.0	1.1 / 3.4	6.8 / 3.4
\$35,000-49,999	0.8 / 1.0	0 / 0	0 / 0.5	0.8 / 1.5
\$50,000 +	0 / 0	0 / 0.7	0 / 0	0 / 0.7
PERCENTAGE TOTALS	12.3 / 5.1	6.7 / 8.3	46.2 / 20.0	65.2 / 33.4

SOURCE: 1990 U.S. Census.

In 1980, the estimated number of lower income households which were overpaying were 335 owner households and 177 renter households. Assuming that this number of households increased at the same rate as the general population, the current number of lower income households overpaying would be 460 owner households and 240 renter households.

Table 34 shows the percentage of overpayment by general age group. This table shows that the problem is greatest for renters 64 years of age and younger. The rate of overpayment is substantially less in Clearlake than it is county-wide. There is no significant difference between elderly who rent or own, with the total percentages overpaying being 17.2% and 16.2%, respectively. This is significantly different county-wide, which has elderly renters and homeowners overpaying 81.5% and 32.1%, respectively. Renters 64 years of age and younger have the highest instance of overpayment, with 48.1% of these total households overpaying (35.4% paying 35%+ of income on rent). Owners 64 years of age and younger have an overpayment rate comparable to the elderly owners with 17.5%. By comparison, the county-wide overpayment rates for householders 64 years of age and younger are 60.5% for renters and 39.3% for owners.

TABLE 34

OVERPAYMENT: ELDERLY/NON-ELDERLY* HOUSEHOLDERS
(By Percentage of Total Households)

Household Type	Percentage of Income Paid on Rent/Mortgage (Elderly/Non-Elderly)			Percentage of Householders Overpaying
	25-29%	30-34%	35%+	
Renter-Occupied	2.8 / 9.5	3.6 / 3.2	10.8 / 35.4	17.2 / 48.1
Owner-Occupied	3.0 / 2.3	5.6 / 2.7	7.6 / 12.5	16.2 / 17.5

* Elderly = householder 65 years of age and older

SOURCE: 1990 U.S. Census

TABLE 35
HOUSEHOLDS HAVING SPECIAL HOUSING NEEDS

Type	Number	Percentage
Total Number of Households	5,179	
Households with children	1,468	28.3%
Female-headed household with children, no husband present	670	12.9%
Households with persons 60 or older	2,625	50.7%
All single person households	1,630	31.5%
Persons 65 or older in single person households	914	17.6%

SOURCE: 1990 US Census, 1992 Lake County Housing Element

The Elderly

Housing for the elderly is the one of the most significant special needs for housing in Clearlake. Table 35 shows approximately one-half of all households have a member 60 years of age or older. For households consisting of one person, 56.1% or 914 of these Non-Family Households consist of one person 65 years of age or older living alone.

Housing must address several needs. The design requirements for dwellings change as a person ages. While a dwelling may "adequate" in terms of being structural sound and in good repair, it may become inadequate for the elderly occupant if it does not compensate for the person's physiological changes and decreasing mobility and agility. For persons living alone or in non-family households and for those living in single family dwellings, there is more need for assistance to continue living independently; this may include help in repairing and maintaining the home, performing housekeeping chores and cooking, and having transportation to the stores for shopping.

In connection with the physical needs are emotional needs; as mobility decreases, social isolation can occur for persons living in independent housing such as single family dwellings. Related to this is the need for physical well-being and security, that assistance will be forthcoming in the times of an accident or special need; this becomes an increasing concern for elderly persons living alone in independent living arrangements such as single family homes. The housing must also be affordable, as the many of the elderly have limited incomes to pay the costs of utilities and unit maintenance and repair. Lastly, most people have a strong desire or need to remain in familiar surroundings with established social and emotion ties.

One key factor in a community's success at serving the needs of its elderly residents is the provision of the full range of needed housing types from independent living (a single family residence) to full-care facilities (convalescent care). Examples of housing in the middle of this spectrum include: small residential care facilities for six persons or less; apartments constructed for and limited to independent housing for ambulatory elderly persons; assisted independent living where each dwelling unit has facilities for the resident to cook and care for oneself located within a complex which also provides group support services, such as food service; large residential care facilities which provide for persons who need or desire a higher level of services or assistance with either separate or shared sleeping quarters.

Regarding the current housing stock, the range of available housing types is limited with the vast majority of the City's elderly living in detached single family dwellings. Table 14 shows that 93% of the city's dwellings are detached single family houses and mobile homes, and Table 20 shows that 48.3% of the householders of owner occupied units are 65 years of age and older. Based on Census information, only 275 units or 3.8% of the city's total dwellings are provided in multi-family complexes having 5 or more units. Of these units, four apartment projects totaling 129 units are restricted to occupancy by for the elderly (one project having 40 units is defined as "at risk" of changing from low income housing in the year 2001). Approximately 47% of the city's multiple family units are restricted to housing for the elderly.

Though the range of available housing types is still limited, it has been expanded substantially within the past five years. The areas having little or no housing currently available are projects which provide assisted independent and semi-independent living facilities. In 1992 a 99-bed convalescent care facility opened in the city. From 1987 to 1992, the City has approved 89 units within three federally subsidized projects providing housing for the elderly; three of these projects totaling 89 units have been constructed.

In the past five years, the City has implemented changes in the zoning regulations to expand the range of available units and retain existing units. The City amended the zoning regulations to allow second residential units and granny residential units on single family zoned property, with the latter having special design requirements for the elderly (9 second residential units and no granny residential units have been requested and approved). The zoning regulations have also been amended to allow small and large residential care facilities throughout the City. Lastly, changes have been made to the regulations for existing nonconforming uses and buildings to "grandfather" existing second residential units and to reduce the costs of replacing existing single family dwellings (regarding the latter, this is important since 46% of the city's dwellings are mobile homes).

Table 34 shows that overpayment for rent or mortgage is lower for the elderly than for persons younger than 65 years of age. However, one aspect of housing affordability not reflected by that table is the home owner's financial ability to maintain and repair their homes and to make necessary modifications for mobility and safety. The householders of 48.3% of owner occupied units in the city are 65 years of age and older. The City's Housing Needs Assessment indicated that the majority of the elderly have very limited retirement incomes which provide little or no extra money for paying costs of utilities and house insurance. Therefore, while this portion of the community has equity in home ownership and has a low rate of "overpayment" with respect to mortgage cost and income, many of the elderly do not have income or savings to finance the costs of building and property maintenance and repairs. Some loans are available for repairs is available through a Community Development Block Grant to the City and the City Redevelopment Agency's program for mobile home repair; for the elderly, loan repayment is deferred until the sale of the unit. Other grants and loans are available through outside agencies for low income households and from Pacific Gas & Electric for home weatherization and repairs. Community churches and social organizations have also been involved in assisting elderly persons in making needed modifications to their homes, such as the installation of ramps replacing stairs.

The current statistics on household type, tenure by age, housing stock and income indicate several important conditions and trends which must be addressed within the next ten years so as to provide for the needs of the elderly:

A large and increasing number of persons currently living in single family residences will need to move to assisted independent and semi-independent living facilities during the next 10 years. Only a portion of this need is currently being met in the city by households renting rooms in single family

dwellings, a limited number of small residential care facilities and by facilities located outside the city.

To serve the needs of the elderly who continue living in single family dwellings due to limited alternate available housing within the community, there will be an increasing demand for specialized support services.

Increased financial assistance will need to be provided for elderly owners of homes to pay for building repairs and modifications needed for health and safety. This assistance is also needed to reduce the rate of deterioration of the City's housing stock, since the owners of many of these single family homes also are financially limited in performing routine building maintenance and upkeep.

Female-Headed Households with Children

This is the second largest segment of the population having special housing needs, with 670 households and 12.9% of the city's households with children being headed by a female with no husband present. The County reports that these families typically are larger than the county's median family size. Of the households responding to the City Household Needs Survey and Report prepared in August 1990, 96.3% were low income. The 1990 Census shows the mean family income in 1989 for this household which has related children under 18 years of age is \$12,057, with 66.4% of these households being below poverty level.

This result is consistent with the information from the County Department Social Services that female-headed households comprise over 85% of the households receiving Aid to Families with Dependent Children in 1992. The trend towards reducing or eliminating social programs which provide financial assistance to low income families will continue to severely impact this segment of the population. The 1990 US Census information is not yet available on household incomes.

Regarding available housing, the majority of the households live in single family residences. Many of the multiple-family units are one and two bedroom units which may be too small for a family. Because of the low income level of this group (lower than even households with persons 65 years of age and older), choice of housing is strongly influenced by cost. That portion of a household's income available for housing is further reduced by the costs of raising the children and, typically, higher costs of child care for working mothers. While the monthly rents for single family residences are competitive with that charged for larger apartment units, a family living in a single family house typically has higher utility costs.

Regarding new housing provided for low income households which include those headed by females, construction of all the new units during the past five years has been financed by Rural Economic and Community Development Services (RECD) through the Rural Rental Housing Loan Program, the single family house loan program and the Self Help Housing Program. Only one 35-unit multiple family housing project not restricted to the elderly has been built in the last five years. This project provides for families with children and has HUD Section 8 lower income rental assistance. Rural Communities Housing Development Corporation's implementation of the Self-Help Housing Program has resulted in 21 new single family houses in the past two years, with eleven of these units receiving City approval of reduced parking standards. While the Rural Economic and Community Development Services program for home ownership is available, only limited numbers of female-headed households can use the program since home ownership is often beyond their financial ability.

The current conditions and trends indicate several areas which must be addressed within the next ten years so as to provide for the needs of female-headed households with children:

New rental projects providing the most affordable adequate housing for low income female-headed households with children have been developed at a rate of less than ten new units per year.

The limited number of multiple-family housing units and a demand for this type of housing from all segments of the population has resulted in most female-head families living in single family homes. Living in a single family home typically has a higher combined rent and utility costs than living in an apartment.

The low income level of female-headed families prevents most of these families from participating in programs providing lower cost single family homes. Since the construction of new owner-occupied single family houses has been the area of greatest housing growth serving low income persons other than the elderly, available housing for female-headed families has not grown significantly during the past five years.

The trend towards providing less public financial assistance to families indicates that low income families, including female-headed families, will have less money available for housing. Without financial assistance, the families may be forced to share living quarters or to occupy smaller dwelling units having lower rents, thereby increasing the amount of overcrowding.

Persons with Disabilities

Lake County Planning Department reported that information from the Social Service Administration shows 1,900 individuals in the county at the end of 1991 receiving benefits based upon disabilities. The Department also reported that the County Health Department and private resource agencies indicate that of these persons receiving benefits, 170 are developmentally disabled adults and 650 are mentally disabled, with the remaining 1,100 being physically disabled. Of the households with a person having a physical or mental restriction which responded to the City Household Needs Survey and Report prepared in August 1990, 72.4% of the households were low income and 72.4% would be classified as very low income.

Table 36 shows that for persons over the age of 16 with disabilities, 73.8% have no mobility or self care limitations and 20.4% have only mobility limitations. For the 64-75 age group, 51.2 have no limitations and for the 75+ age group 51.1% have no mobility or self care limitations.

TABLE 36
PERSONS WITH DISABILITIES

Type of Limitation	Number by Age		
	16-64	65-74	75+
No mobility or self care limitation	4,624	1,159	624
Mobility limitation only	1,277	493	355
Self care limitation only	150	37	66
Mobility and self care limitation	212	80	174
Total Number of Persons	6,263	1,769	1,219

SOURCE: 1990 US Census

Table 37 shows results from the 1994 Resort Conversion Study for households in multiple family housing

TABLE 37

**DISABLED PERSONS
MULTIPLE FAMILY HOUSING**

Housing Type	Percentage of Renters
Market Rate Apartments	12.0%
Subsidized Family Units	6.2%
Subsidized Elderly Units	28.8%
Subsidized Total	15.1%
Resort Residential Units	18.5%

SOURCE: 1994 Resort Conversion Study

Regarding housing for persons having physical limitations, no information is currently available on the existing types and number of housing units which have adequate special design provisions. Based upon the existing housing stock, it can be assumed that a substantial portion of this segment live in single family dwellings. Similar to the special needs for elderly persons, persons with physical limitations may need modifications to their dwellings, additional support services for those living in independent living quarters, and financial assistance.

Persons having developmental or mental limitations may require additional assistance or care which is provided by semi-independent or assisted housing. An example is a small residential care facility providing group housing and support staff for the six or fewer residents; this type of housing is a permitted use within all residential districts of the city.

The City needs to obtain more specific information on housing opportunities and requirements to address the needs of this segment of the community. The City's 1990 Housing Needs Assessment provides only limited information on the broad category of persons classified as "handicapped". More specific information is available from public agencies and private organizations. Additional information can also be collected or generated during the future housing element updates.

Agricultural Worker Housing

In 1991, Lake County studied farm worker housing needs and concluded that there was a serious housing shortage for all three farm worker groups: 1) the single-male migrant worker; 2) the migrant family; and 3) the permanent resident household, both single person and families. A survey included in this study showed that 84% of those interviewed stated that housing availability was their greatest concern.

A sample conducted for this study showed that farm workers permanently employed in the County had an annual income of slightly greater than \$10,000, followed by the local seasonal worker earning approximately \$8,000 annually, with the migrant worker reporting an average of \$6,300 annually. The Lake County study showed that 42% of the workers rented units, usually mobile homes or travel trailers, from the farmers. Average rent was \$224 with the units being commonly shared by several individuals or families. Permanent households averaged almost 6 persons per unit. The survey showed 9% of the workers living in vehicles or in structures lacking cooking and toilet facilities.

According to Lake County Planning Department, E.D.D.'s local office estimated that in 1991 4,000 farm workers had been employed in Lake County during the peak harvest season of July, August and September. The 1990 Census shows Clearlake has 82 persons 16 years and older employed in agriculture. The County Agricultural Commissioner's office estimated that approximately 80% of the agricultural uses are located in the north and west portions of the County in Big Valley, Upper Valley and Scotts Valley. Migrant housing is generally concentrated in the agricultural areas, and the City is outside the agricultural areas with crops requiring seasonal farm workers. According to information provided by the County Farm Bureau, the most significant need is for low cost housing, particularly for families.

Based on the above information, the provision of low cost housing, particularly housing for large families, would help serve the need of this type of household. Because the City is outside the agricultural areas requiring farm workers, units in the City would generally provide housing primarily for permanent and seasonal workers. The older resorts would fulfill some of the need, though they could not accommodate larger families without overcrowding occurring. The County Farm Bureau stated that projects which provide either rental or ownership of larger units for families would help serve the unfulfilled needs. Because of the relatively small number of agricultural workers within the City, this group's need can be addressed by those programs targeted for the special needs of low income and larger family households.

Large Families

As discussed previously, both farm worker and female-head households with children are typically larger than the average 2.80 persons per family. Table 26 shows 191 owner-occupied units and 202 renter occupied units have 5 or more persons living in the unit. Table 328 shows that only 21.9% of all units have three or more bedrooms, with 51.6% having just two bedrooms. For occupied units, there are 911 owner-occupied units and 366 renter occupied units. Table 27 shows that for rental units, those units having three or more bedroom typically rent in the range of \$500 to \$749.

Factors which are limiting the development of new housing units having 3+ bedrooms are the low housing values and the zoning on most of the City's vacant lots allowing single-wide mobile homes. The apartments constructed during the past 5 years have been one- and two-bedroom units. Though one project having some larger units for families was proposed, it was not developed in part due to its small size (10 total units) and the low area rents. Review of building permits during the past few years indicates that the majority of units constructed or mobile homes installed continue to be two bedroom, with a very limited number of three bedroom units. New houses constructed using FmHA funding (which are many of the new houses) almost all have two bedrooms. Most of the three bedroom units are within newer double-wide mobile homes.

TABLE 38

TENURE BY PERSONS IN OCCUPIED UNITS

Number of Persons in Unit	Owner Occupied	Renter Occupied
1 person	1,045	585
2 persons	1,545	475
3 persons	361	307
4 person	255	213
5 persons	120	125
6 persons	43	53
7 or more persons	28	24
Number of units with 5+ Persons	191	202

SOURCE: 1990 US Census

TABLE 39
NUMBER OF BEDROOMS IN HOUSING UNITS

No. Bedrooms	Total Units	Occupied Units		
		Total	Owner	Renter
No Bedroom	195	2.7%	136	51
1 Bedroom	1,747	23.9%	1,092	520
2 Bedrooms	3,771	51.6%	2,674	1,915
3 Bedrooms	1,454	19.9%	1,144	794
4 Bedrooms	110	1.5%	103	87
5+ Bedrooms	38	0.5%	30	30

SOURCE: 1990 US Census

TABLE 40
NUMBER OF BEDROOMS BY GROSS RENT

Rent	Number of Bedrooms			
	None	1	2	3+
<u>With cash rent:</u>				
\$ 0 - \$199	7	111	67	0
\$ 200 - \$299	50	118	29	10
\$ 300 - \$499	5	278	383	60
\$ 500 - \$749	23	46	241	208
\$ 800 - \$999	0	0	11	67
\$1,000 or more	0	4	0	8
<u>No cash rent:</u>	0	15	28	5

SOURCE: 1990 US Census

Emergency Housing/The Homeless

The 1990 US Census states that there were 6 persons in emergency shelters for the homeless and 25 homeless persons visible in street locations. This special needs group includes individuals and families who have been residents of Lake County and the City and persons who are transients.

North Coast Opportunities has been the main provider of temporary and emergency housing in the City. Persons in immediate need of emergency housing have been placed in existing multiple family housing, usually the older resorts converted to permanent occupancy. N.C.O. operates a six-unit transitional housing project for which the City obtained a grant to purchase the property and North Coast Opportunities obtained grants for rehabilitation of the building and operation.

For the period from January 1994 through March 1996, N.C.O. provided the following assistance:

- * Number of individuals applying for Homeless Housing Program: 91.
- * Number of Families applying for Homeless Housing Program: 141.
- * Number of children represented by these families: 281

- * Number of individuals who have entered the Homeless Housing Program: 23
- * Number of families who have entered the Homeless Housing Program: 28

- * Average percentage of applicants from Clearlake: 90.5%
- * Average percentage of applicants from Lake County (outside Clearlake): 9%
- * Average percentage of applicants from outside Lake County: 0.5%

- * Average percentage of adults who have entered education or job training programs (G.E.D.), college courses, J.T.P.A. etc.): 60%

Starting in June 1992, N.C.O. began administering and providing emergency shelter under the Federal Emergency Shelter Program for the Homeless. The service is provided in South County through the Redbud Community Center and in the North County area through A.W.A.R.E. and St. John Episcopal Church in Lakeport. The program can pay up to 16 days of housing, with the typical payment being \$30 per day for a family of four. Payment is by a payment slip given to motels and resorts participating in the program. Redbud Community Center has contracted to provide 4,503 days of shelter for persons in Lake County (note that this is calculated on a per-person basis, with a family of 3 given one day of shelter equal to 3 p.s.d.). For June 92, South County had 191 p.s.d., A.W.A.R.E. had 45 p.s.d. and St. John Episcopal Church had 43 p.s.d. In July

1992, South County had 149 p.s.d., A.W.A.R.E. had 59 p.s.d. and St. John Episcopal Church had 7 p.s.d.

According to N.C.O. who administers the program locally, emergency housing is allowed only in motels or resorts, projects having transient lodging and not in apartments. The Municipal Code defines transient lodging to be where the person occupies or is entitled to occupy for a period of thirty consecutive calendar days or less. In practice, a number of older resorts have a combination of short term and longer term tenants. The use of motels and resorts for emergency housing utilized businesses that already serve transient occupants; this reduces compatibility problems with permanent residents of surrounding neighborhoods. The emergency housing program increases the use of older resorts for short term occupancy, which financially benefits participating property owners. It is not known if this type of use could discourage tourists from staying at a resort, thereby potentially reinforcing the resort owner's continued dependence on permanent occupancy and emergency housing to survive financially.

Emergency shelters and transitional housing are allowed in all zone districts with an approved conditional use permit. In the past five years, the location and operation of this housing in or next to single family residential neighborhoods has resulted in complaints from permanent residents due to the transient nature of the tenants. Working in conjunction with N.C.O. and citizens, the City needs to develop guidelines or development standards which will encourage housing to serve the need while avoiding or minimizing neighborhood compatibility problems or conflicts.

REDUCING HOUSING COSTS THROUGH ENERGY CONSERVATION

The costs of heating and cooling a home are significant expenses. This can be a major expense for persons living in older houses and mobile homes constructed prior to 1983 when the State began requiring minimum energy conservation improvements in new homes. The limited inexpensive alternatives. With no natural gas service available, heating is by electric, propane or wood which are all comparatively expensive alternatives.

Because of the cost to heat, the household either spends a larger portion of its income on this basic need or it uses the minimum possible. Low income households and households having fixed incomes are most effected. As stated previously, a substantial portion of the households owning their residences are low income. The need for a minimum level of heat at the least cost has led to many households using less safe and less expensive alternatives, such as kerosene heaters and wood stoves. The economic necessity to limit heating and cooling

costs can also result in persons living in unhealthy conditions, a great concern regarding households having elderly or young persons.

Many of the existing homes require repairs or modification to reduce heating and cooling costs. As described previously in this report, a substantial portion of the households owning their residences are low or below low income and have very limited funds to weatherize and repair their homes. While higher income families can take advantage of tax credits for weatherization of their homes, the lower income families more often rely on two programs offered by Pacific Gas and Electric Company.

Two programs offered by Pacific Gas and Electric Company have been very important in upgrading existing residences to conserve energy resulting in lower energy costs. The first program offers interest free loans up to \$1,000 for energy conservation improvements including insulation, hot water heater jackets, duct wrapping, weather stripping, caulking and low-flow shower heads. Improvements packages including these features can save as much as 40 percent of utility bills. The utility has a sliding repayment schedule based upon income. North Coast Energy Services performs work for the utility on this program.

A second program offered by Pacific Gas and Electric Company is an energy audit by the utility's Residential Conservation Service. Utility staff advise the occupants as to specific improvements that could result in energy savings, and the estimated pay-off periods for energy conservation investments. These audits are done upon request and also precede participation in the zero-interest loan program.

A new program for the Clearlake area offered by Pacific Gas and Electric Company is the shade tree program. This program advises and informs people of the energy savings from trees shading homes and also provides discounts for the purchase of recommended trees. In Clearlake, Pacific Gas and Electric Company works with Clearlake Nursery in stocking the utility's recommended plants.

Regarding other energy conservation programs and requirements, new construction must comply with the State's code requiring energy efficient design and construction. The use of solar hot water heaters and passive solar systems has been limited in the city, primarily due to the higher costs of these improvements relative to the typical house values. The City has no shade tree ordinance, though it is anticipated that this program will be budgeted within the next five-year planning period. The current zoning ordinance does offer incentives for retaining trees. In accordance with State law, the municipal code subdivision regulations require consideration of solar energy in the project design.

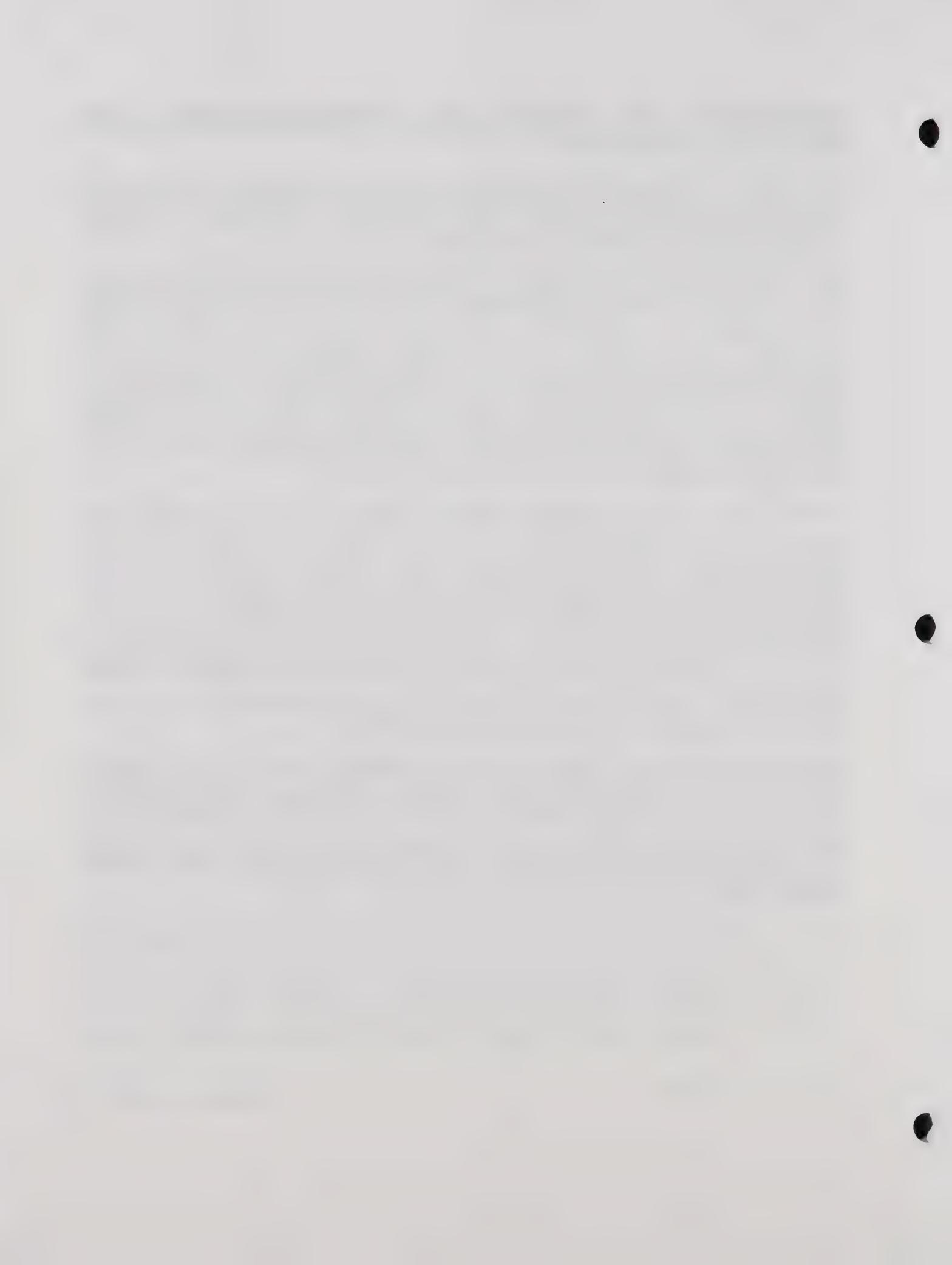
PROMOTION OF ATTRACTIVE NEIGHBORHOODS AND ELIMINATION OF BLIGHT

This has become a priority for the community and the City officials. The Five Year Implementation Plan continues with the City Council commitment to promote attractive neighborhoods and eliminate blight.

This is an important need in terms of improving the quality of life, encouraging investment in new residential development, and supporting the market values so as to facilitate and encourage maintenance and upgrades to the existing residences. As documented in the adopted Highlands Park Community Development redevelopment plan, there is significant blight in the community. In addition to affecting existing housing and households by discouraging reinvestment into developed properties, the existing conditions have severely limited investment in new housing having values above \$80,000. This has resulted in a limited range of available housing in the community.

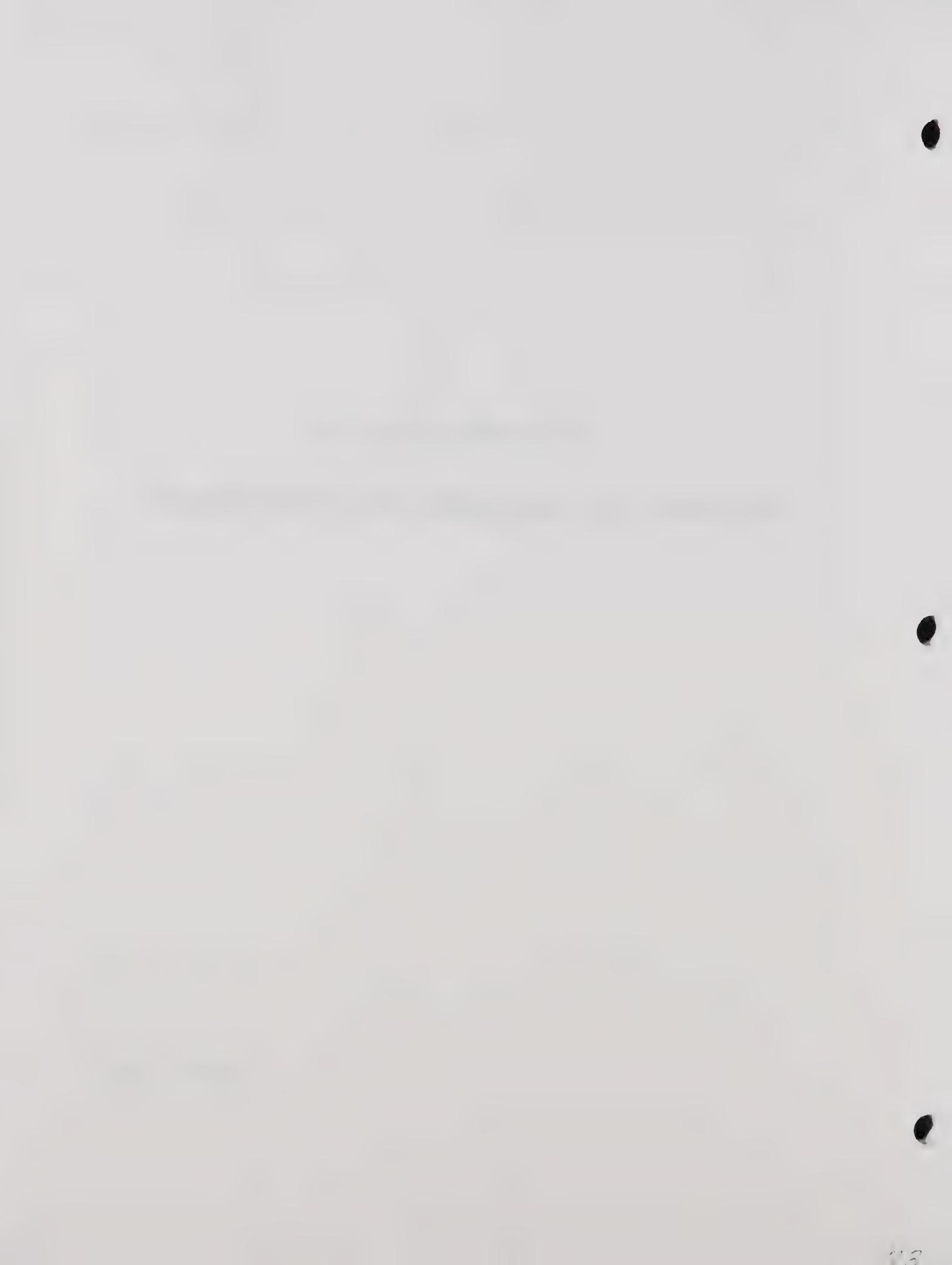
In the past, promoting more attractive neighborhoods has primarily been approached by requiring increase minimum development and design standards for new development. With the adoption of the redevelopment plan in 1990, emphasis will be changing to funding programs which provide for code enforcement, abatement of public nuisances, abatement of burned and dilapidated structures, abatement of abandoned vehicles, and other actions to correct violations and improve the neighborhoods. Starting in fiscal year 1995-1996, the City Council increased code enforcement staffing, budgeted \$120,000 for abatement actions with \$90,000 targeted on abatement of burned and dilapidated structures, and took a more active and direct role in code enforcement.

The Police Department Community Service Officers work with other staff in abating public nuisances and will be taking a lead role in the formation of neighborhood watch groups. These groups will provide the nucleus for other neighborhood focused activities, such as clean-ups. has worked with other staff This combined approach will be the key in getting safer and more attractive neighborhoods.



CHAPTER THREE

HOUSING OPPORTUNITIES AND CONSTRAINTS



HOUSING OPPORTUNITIES AND CONSTRAINTS

HOUSING OPPORTUNITIES

IN-FILL DEVELOPMENT

Over 95% of the development since the City's incorporation has occurred as in-fill development. As an indication of the available vacant subdivided lots, the City has approximately 16,000 assessors parcels; though the City has a population of less than 15,000 people, the number and area of the existing platted streets and lots are comparable to a city having a population of 50,000 people. Most of the incorporated area was subdivided prior to 1939. Since these developments proceeded the California Subdivision Map Act of 1939, these subdivisions were created by filing a map with the County Recorder with no requirement for improvement of streets, drainage courses or utilities. These subdivisions generally have a rigid grid pattern which was followed irrespective of the topography, drainage or site conditions. Since most of these subdivisions have lots overlying existing drainage courses, many lots are unbuildable under the current federal FEMA regulations. Between 1939 and 1965 when Lake County began implementing zoning and subdivision regulations, land divisions continued without the subdivider being required to install infrastructure improvements. As a result of these earlier recorded subdivisions, over 60% of the City's 3,619 acres consists of smaller residential lots generally 5,000 square feet in size located in these older subdivisions.

In-fill development can accommodate the need for additional dwelling units. An estimated 30-40% of existing lots have been developed. As an illustration of the amount of vacant lots within existing subdivisions, Sewer Assessment District 1-6 which consists primarily of the area east of State Highway 53 had approximately 6,700 assessors parcel numbers representing approximately 9,100 lots, of which only 1,640 (18%) were developed in 1982. Though development continues in this area, substantially less than 40% of the lots are currently developed.

An indication of the large surplus of vacant lots within the City is shown by the fact that until the approval of an 88-unit single family residential subdivision and development in 1990, the last subdivision had been Sunrise Estates recorded in 1966. Both the 88-unit subdivision and a later 10-lot subdivision are resubdivisions of parcels within developed areas, rather than at the fringe or edge of the City. This past and continuing trend of in-fill development is also indicated

by increasing number of lot mergers by property owners combining smaller existing lots into 50' x 100' lots and 100' x 100' lots. Parcel maps have primarily occurred as resubdivisions of existing larger parcels created by earlier subdivisions within developed areas.

Census Enumeration District 110, located in the Clearlake Park area including the Parkwoods subdivisions, is an area where septic systems are still allowed. Therefore, development can continue on these existing subdivided lots during the current cease and desist order against the county sewer system. The redevelopment EIR projected a potential for development of 120 acres of additional single family development in the next 20 years, or approximately 600 single family houses.

Refer to the Appendices for a summary of vacant land area by enumeration district and zoning which was projected in the redevelopment plan for development. Table 29 is a summary of available vacant land by zone district located within the Clearlake Highlands Redevelopment area which is anticipated for development during the 20 year planning period. This does not include all vacant property in the redevelopment area, but it does indicate that there is sufficient vacant land to meet housing needs for the next 10 years. The redevelopment area excludes generally the more expensive and more hilly portion of the City north of Country Club Drive, a portion of Parkwoods subdivisions, and the rural residential Burns Valley area in the central north portion of the City. The redevelopment area includes property which is served by roads and utilities with existing subdivided land, though many of the roads are dirt and not maintained by the City.

Note that single family houses and mobile homes are permitted uses in the following zone districts: "R-1" (Low Density Residential), "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection), "RR" (Rural Residential), and "BV" (Burns Valley). Multiple family housing (3+ units) is allowed in the following zone districts: "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection) and "C-2" (Community Commercial). The current residential housing standards for these districts allow minimum 650 square foot dwellings and single-wide mobile homes.

For zoning allowing multiple family housing, the available acreage indicates that, for a range of 10 to 20 units per acre, 1,770 to 3,210 multiple family units could be constructed. For the zoning allowing single family dwellings, at the low density of the allowable range 2,410 units could be constructed.

TABLE 41

**CURRENT AND POTENTIAL RESIDENTIAL DEVELOPMENT
WITHIN THE REDEVELOPMENT AREA BY 2010**

Land Use Type	Existing Land Use*	Potential add. Land Use by 2010*	Density Range of add. Units	Potential Units by 2010
R-1	845	354	5-8 du/ac	1,770-2,830
R-3	59	59	5-20 du/ac	295-1,180
MUR	55	41	5-20 du/ac	205-820
RP	1	72	2-20 du/ac	144-1,110
BV	25	0	0.5-2 du/ac	0
C-2	75	86**	10-20 du/ac	50-100

* all figures are in number of acres

**assumes 5 acres developed as multiple family residential

R-1 = Low Density Residential

R-3 = High Density Residential

MUR = Mixed Use Residential

RP = Resource Protection

BV = Burns Valley

C-2 = Community Commercial

SOURCE: Final EIR, Highlands Park Community Development Plan, 1990

In addition to surplus of vacant subdivided lots within the City, in-fill development has also been promoted by changes in the City's subdivision and development regulations during the past five years. All new developments, including land divisions, require paved access to the site, installation of street and drainage improvements, and connection to a community water system for provision of minimum required fire flows. The requirement for the subdivider to install or guarantee installation of street and water system improvements has raised the costs of subdividing and discouraged new land divisions in the less developed fringe areas of the city.

DEVELOPMENT OF UNSUBDIVIDED AND URBAN FRINGE AREAS

The areas at the fringe of the developed area have been designated as Resource Protection due to physical constraints on developing such as slope, soil conditions, drainage, flooding, access and lack of utilities. The combination of higher costs of development in these areas, the current lower land and home values in the City, and the surplus of vacant lots within the developed area has resulted in very limited development of the fringe areas.

Parcel maps have primarily occurred as resubdivisions of existing larger parcels from earlier subdivisions within developed areas. The only land divisions along the edge of the developed area were 7 parcel maps creating parcels larger than one acre in the area along the northeasterly side of Eastlake Drive and three parcel maps along the east edge of the existing subdivided area. The lack of utilities and improved access has limited development of the land within these eastern parcel maps. Approval of new parcel maps has been very limited by the City's current regulations requiring paved access to the lots and connection to community water systems for fire flow requirements.

There are three large areas at the edge of the existing subdivided areas which are available for large scale residential developments. The market and economy will continue to be the primary factors in determining when these areas will develop. Since development of each of these areas will require significant special studies and preparation of environmental impact reports, the costs of preparing and processing applications will be substantial. This discourages the submittal of applications until the market is ready to support project development.

Around Borax Lake, there is a 782 acre area under single ownership, with the same owner owning additional land contiguous to the north. This site has a potential for mixed housing types with a total of 400-1,000 units. There are substantial constraints to development in this area due to slopes, soils conditions, access, lack of adequate utilities, drainage, and archaeological resources. Though a specific plan was filed for a single and multiple family housing development, this application was denied without prejudice in 1992 after more than one year of applicant failing to submit required additional information and funds necessary to complete the application and commence work on the environmental impact report.

The second area for large scale future development is 2,300 acres located adjacent to the north city limits in the Burns Valley-Ogulin Canyon areas. This property under single-ownership has no development applications, though there have been discussions between the owner and the County and City during the past ten years. Future development will be predominately residential and mixed housing types have been considered. This area is currently proposed for annexation to Lake County Special District's sewer improvement area in accordance with a previous agreement between the property owner and Lake County when the County acquired a portion of the site for expansion of the sewage treatment plant. This site has the potential for more than 1,000 units.

The third area for future development is a 321-acre site located within the city limits in the southeast corner of the city at the east end of Dam Road. In 1991 Armax Corporation filed a specific plan for development of 321 acre site with a golf course, approximately 500 dwellings as attached and detached single family dwellings, and a 100-room resort. Processing of the application was suspended in 1994 due to changes in the project financing.

NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

ECONOMIC AND MARKET CONSTRAINTS

The economic limitation is the lack of new jobs in industries and businesses. Because of the significant infrastructure constraints within the community, combined with the lower City revenues for completing new public improvements, in-fill and new residential development have been occurring at a rate less than the county-wide rate. The limited employment opportunities also makes the area less attractive for new residents. In response to this, the City adopted a redevelopment plan in 1990 and has taken other actions to attract new businesses to the area. The approval of a regional shopping center in 1992 will ultimately create 300-plus jobs in addition to adding revenues to the redevelopment and general funds. The City Redevelopment Agency's purchase and redevelopment of the former Pearce Airport site will also provide new jobs and revenues in the City.

As stated previously, the City has the lowest average home values and the third lowest rents in Lake County. As a result, it is more difficult to obtain financing for new dwellings which have values or rents above the current levels. This has hindered development of a wider range of housing types and prices within the community.

A market constraint to new development is connected to the infrastructure deficiencies. Some lenders refuse to finance homes not having paved street access. Over 100 miles of the streets inside the City are unpaved or undeveloped. Limited construction of flood control improvements within the community has resulted in substantial areas being designated as within 100-year flood areas; federal and state funded multiple family low income housing in these areas is not allowed. Limited community drainage and street improvements raise the cost of new construction and can affect the eligibility of a low income housing project to receive federal funds.

LAND/CONSTRUCTION COSTS

Vacant 5,000 square foot lots typically range in price between \$7,000 to \$15,000. The remaining lots in subdivided areas having paved streets and adjacent to or with views of the lake have substantially higher prices starting over \$30,000. Parcels zoned for multiple family housing have a relatively high price, since these parcels are in areas where utilities are either existing or can be upgraded to accommodate development. Prices can start in the range of \$30,000+ per acre.

Construction costs are largely dictated by outside forces. Although labor is cheaper in Lake County than in surrounding urbanized areas, supplies and materials can cost more due to transportation costs and lower volume of construction. Also, because of the rural character of the area, some local contracting businesses are too small to effectively bid with larger contractors from the out-of-county urban areas (this has occurred on multiple family housing projects). According to Lake County Planning, the average cost of construction has risen during the past 5 years from \$45 to \$60 per square foot, and the Department of Veteran Affairs uses the \$65 per square foot valuation for the County. Dependent upon the size and type of the multiple family housing development, savings of approximately 10% can be achieved from the economies of scale. Mobile homes are an attractive alternative housing which can cost as low as \$26-\$27 per square foot for a new unit.

INFRASTRUCTURE CONSTRAINTS TO DEVELOPMENT

Infrastructure limitations and constraints have been and will continue to be a major factor affecting the development of new rate and location of future residential development in the City. Infrastructure limitations include limited improvements for flood control, drainage, paved access, and water and sewer services. The City controls flood control, drainage and streets, while other public and private entities control water and sewer service.

The extent of these limitations are due in large part to the fact that most of the City was subdivided prior to 1939 when subdivisions required only the filing of a plat map and no installation of street, drainage or utility improvements. The layout of these subdivisions did not take into consideration topography, drainage or soils, thereby resulting in many platted roads being virtually impossible to develop at a reasonable cost. These original subdivisions also did not set aside easements for creeks and drainage courses; the combination of no building codes until the 1960's and limited enforcement of construction in drainage courses have resulted in many obstructions to water flow. The provision of water and sewer service varies throughout the city, with all systems requiring expansion or upgrading to serve the existing and anticipated future growth.

Sewer As discussed in the section on Basic Construction Needs, this is the most significant constraint to new development during the next three years. In March 1991 the State Regional Water Quality Control Board placed a cease and desist order on Lake County Special Districts requiring corrections and new improvements to the system. The State imposed a limit of 250 on the total number of connections permitted until all system improvements are completed. The project to correct the deficiencies is under construction and is scheduled for completion in Winter 1997.

The City does not have any control over the distribution or allocation of available sewer connections. The work on solving the current deficiencies is also performed and controlled by the County. The City will continue to work with the County and will submit a copy of the approved Housing Element to the County in accordance with the State requirement for considering low cost housing in the planning and provision of utility services.

The sewer cease and desist has affected new low cost residential development in several important ways:

The initial cease and desist order stopped issuance of building permits, and when they were released several months later there was an atypical rush for the allocations by persons who were afraid they would be unable to develop their lots in the future. This limited the supply of sewer allocations for future development that typically is spread over the entire year.

The time limitations for acquiring permits when an allocation was assigned was insufficient for persons in the Rural Economic and Community Development Services loan program review, and these persons had to abandon plans to construct homes. A proposed 22-unit apartment complex for the elderly also has been delayed by the reluctance of Rural Economic and Community Development Services approving funding when sewer connections are not immediately available.

The limited number of connections makes planning of new multiple family housing projects which require longer design and construction periods infeasible. The longer period required is due to time required for design, review and approval by the City (generally 8 weeks), preparation of engineered site and building plans, obtaining financing and constructing the project. Currently, the County has no provision for assigning a portion of the sewer connection allocation to multiple family housing, either low cost or market rate.

Flood Control The City has responsibility for flood control. Limited flood control improvements have resulted in large areas of the City being designated as flood way and 100-year flood zones. This has affected construction of new multiple-family housing projects having federal subsidies since Rural Economic and Community Development Services will not fund projects located within a 100-year flood zone. This also increases the costs of construction for single family homes since the units must be constructed so as to have their finished floor level above the flood level. Development of flood control projects through the City have been limited by the extremely great expense due in part to the necessity to purchase easements or properties, purchase and remove encroachments, and relocate persons displaced by the improvements.

Drainage Improvements The City has control over drainage improvements. Because of the lack of drainage easements in the existing subdivisions and the limited improvements to the major drainage courses through the City, the handling of normal surface run-off is more difficult and expensive. Drainage easements are very limited and improvements are sporadic and most oftentimes inadequate. New development of other than single family, duplex, second residential and small residential care facilities now generally require construction of on-site detention basins. However, the impacts of even incremental increases in surface run-off have resulted in the City discouraging new development in certain areas until area drainage plans are developed. The City has completed an inventory of drainage improvements and a draft drainage plan is currently being reviewed for adoption. It is probable that a drainage impact fee will be adopted to partially fund necessary improvements.

Streets The City has control over the streets. There are about 80 miles of paved streets in the city maintained system, about 100 miles of unpaved streets in the city-maintained system, and about 50 miles of streets that are privately owned and maintained. The vast majority of this last category are unpaved streets. Not included in these figures are the substantial number of platted streets from the original subdivisions which have never been developed. Most of the unpaved streets are inadequately graded for drainage or not surfaced with base rock. In those areas having platted streets from the original subdivisions which have never been developed, owners of platted lots are required to develop their own road access to their property. New development of multiple family housing has been adversely affected by both the limited availability of sites having paved access and by the fact that most paved streets are constructed below current development standards thereby requiring off-site improvements to handle the increase in traffic.

Water Water service is not controlled by the City. Community water service systems are owned and operated by California Cities Water Company, Highlands Water Company, Konocti County Water District and Lower Lake County Water District. Supply is not a limitation since all these purveyors obtain water from Clear Lake. Private wells are used for the areas outside the service areas and for irrigation as a way to reduce costs. The cost of water from the community systems is relatively high.

Generally, all these systems are old and the purveyors are upgrading the treatment, storage and distribution facilities. Konocti County Water District serving the area east of State Highway 53 recently completed water system improvements to improve fire flow and distribution. This work included the

installation of fire hydrants. Highlands Water Company is completing construction of two new water storage tanks. California Cities Water Company serving generally the north part of the City had been under a State order since 1985 to improve the system and all new connections required clearance from the State Health Department. The company completed a new treatment and distribution facility in early 1992 and will be upgrading the distribution system. This new facility has sufficient capacity to provide treated water to the other purveyors. Lower Lake County Water District serving a small area along the city's south boundary. Recent system improvements, including a connection to Highlands Water Company later this year, will provide adequate supply.

CONNECTION FEES AND OTHER NON-CITY CHARGES AND FEES

Water and sewer service connection and capacity expansion fees vary dependent on the location of the property. Lake County Special Districts currently charges a \$500 connection fee and a \$3,460 capacity expansion fee per single family residential equivalent unit.

Water connection rates vary between the systems, though the trend has been towards increasing fees. The highest fee is approximately \$3,600 charged by Konocti County Water District as a capacity expansion fee to pay for system improvements.

Konocti Unified School District charged an impact mitigation fee for construction of permanent facilities equal to the maximum allowed under State law. This school district, like all others in the State, has been severely impacted by decreasing funding. The District has requested to work with the City in developing a general plan public facilities element to plan for acquisition of future needed school sites in the District. The City currently has no regulations requiring dedication of school sites or charges towards the purchase of sites as a condition of new development.

Lakeshore Fire Protection District charges a low impact mitigation fee on new construction. Because of its low pre-Proposition 13 taxing rate, the District continues to greatly affected by low funding. New development requiring more equipment and trained staff will have the greatest impacts on the District. The Fire District has also requested to work with the City in developing a general plan public facilities element to plan for acquisition of future needed fire station sites and, for certain projects, payment towards the purchase of new equipment needed to provide fire protection and suppression.

Developments which require an EIR or which will have an impact on fish and wildlife habitat have a substantial fee charged by the State Department of Fish and Game at the time of the filing of the project's environmental Notice of Determination. In addition to this fee, Lake County charges a \$25 processing fee.

SUMMARY - NON-GOVERNMENTAL CONSTRAINTS

For this planning period, there is adequate vacant land at reasonable cost to accommodate development of needed housing without the government intervening. The infrastructure limitations affecting facilities controlled by the City and by others will continue affect cost of housing. This constraint could be reduced by a joint effort between the property owners, utility purveyors and the City to form assessment districts for the purpose of installing or upgrading needed improvements. This approach would have the benefit of spreading costs over all property, instead of just rate-payers of utilities or developers of new projects, as well as improving the marketability of existing property and units.

GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT WHICH ARE CONTROLLED BY THE CITY

ZONING

The zoning regulation's residential housing standards are currently the least restrictive in Lake County, even though they have been upgraded during the past five years. Many of the regulations were in response to the substantial number of older mobile homes permitted prior to incorporation and to the County's increase in housing design standards. There has been a steady trend towards improving the housing stock within the City, both from construction and appearance standpoints.

Changes to the zoning regulations during the past five years have added provisions for granny residential units, second residential units, planned residential developments, and replacement of existing nonconforming or damaged residences.

These codes allow replacement of both conforming and nonconforming single family residences regardless of the current zoning designation on the property. Also, single family units can be replaced without upgrading site improvements to current standards, a provision that encourages replacement by limiting costs. A limitation of the current ordinance which should be reviewed is that when older homes are destroyed by fire or other accident, particularly mobile homes, replacement is often difficult since these units most commonly are not insured at a level to provide enough money to construct or install a new home at current prices. While the ordinance allows moving certain older mobile homes within the City, the number of units available for relocation has become very limited.

Uses

Single family houses and mobile homes are permitted uses in the following zone districts: "R-1" (Low Density Residential), "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection), "RR" (Rural Residential), and "BV" (Burns Valley). Multiple family housing (3+ units) is allowed in the following zone districts: "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection) and "C-2" (Community Commercial). The City Council and Planning Commission have directed staff to amend the commercial zoning to delete as an allowed use multiple family housing in the downtown Lakeshore area.

Single family caretaker residences are allowed on all commercial and industrial zoned property. Temporary dwellings (recreational vehicles) are permitted on lots during property owner's construction of their principle residence. Granny residential units are allowed on any residential zoned property which meets the current minimum lot size. Second residential units are allowed on any residentially zoned property so long as it has an area at least twice the minimum required lot size.

Development Standards

The Municipal Code zoning regulations directly affect housing costs by requiring certain improvements or minimum design standards for new development. While the City's standards are less stringent than Lake County's, they still add costs to development. The costs of complying with the City's development standards are most critical in the development of new multiple family housing. The City's desire to have attractive development is still being balanced with the developer's need to consider costs. Since all the new multiple family housing projects developed in the past five years have received federal funding, the developers of these projects have been placed in the position of balancing the City's requirements for improvements with the federal agency's limitations on "unessential" improvements.

The City Council and Planning Commission have directed staff to prepare an ordinance amending the residential housing standards making them comparable to those of Lake County. They also directed staff to add the requirements for new residences to have foundations and a minimum single-car garage. This will be completed by July 1996.

The City currently has two residential standards, with the lesser restrictions applying to approximately 80% of the lots zoned for residential development. These standards require the following minimums: 650 square foot dwelling, 12-foot width, 2 to 12 pitch roof pitch, 5-inch overhang (by eave, gutters or awnings), exterior walls which look like wood stucco or masonry regardless of their composition, and roofing materials designed to look like composition roofing, tile, shakes, or tar and gravel (metal sheathing with factory applied color coating is permitted). No permanent foundation is required for mobile homes. These standards require two off-street parking spaces which must be surfaced with a minimum of compacted Class II aggregate base. Covered parking (carports or garages) is not required. Mobile homes must comply with the National Manufactured Home Construction and Safety Standards Act of 1974.

The second set of standards apply to approximately 20% of the lots within the City. These standards require the following minimums: 1,000 square foot dwelling, 16-foot width, 3 to 12 pitch roof pitch, 12-inch overhang (by eave, gutters or awnings), exterior walls which look like wood stucco or masonry regardless of their composition, and roofing materials designed to look like composition roofing, tile, shakes, or tar and gravel (metal sheathing with factory applied color coating is permitted). These standards require two off-street parking spaces which must be covered by carport or garage and be surfaced with a minimum of compacted Class II aggregate base. A permanent perimeter foundation is required for mobile homes. Mobile homes must comply with the National Manufactured Home Construction and Safety Standards Act of 1974.

Regarding the design of multiple family housing, the lesser of the two residential design standards apply to approximately 90% of the vacant land zoned to allow multiple family housing. The standards require one covered parking space per dwelling unit. Required improvements include street, drainage, landscaping and lighting. For projects having 7 or more units, there must be 400 square feet per dwelling of usable open space and recreational area (a maximum of 50% of this area may be private open space adjacent to the unit). Laundry facilities are required for projects having 10 or more units.

Setback and lot coverage requirements are generally the same for single family and multiple family developments. Setbacks are typically 20' front, 10' rear, and 5' sides. Lot coverage is generally limited to 60%, with no maximum floor/lot area ratio. Height limitations are generally 35' in the residential zones, higher with increased side yard setbacks in the commercial zone.

The City requires driveways surfaced equal to or better than the connecting roadway, with a minimum of compacted class II base for single family dwellings, second residential units and granny residential units. Driveways and parking for multiple family housing must be paved, street and drainage improvements installed.

Density and Development Incentives

The zoning regulations provide these three (3) separate ways to increase unit density, all of which may be used for an individual project:

(1) Municipal Code section 18-5.2 implements State Government Code section 65915 providing density bonuses in residential projects of five (5) or more units in which at least twenty-five (25%) percent are affordable to persons and families of low or moderate income or in which ten (10%) percent of the units are affordable to lower income households (only one of these density bonuses may apply to a qualifying project). Requests for this bonus are processed and approved as part of the rezoning or development approval request. No additional fee is charged. The only additional information required is the number of units to be made available to persons of low and moderate income or to lower income households.

(2) Municipal Code section 18-3.6, "Planned Developments", encourages projects which have a variety of housing types within an individual development. The provision of net usable open space beyond the minimum required five (5%) provides the following density bonuses: six (6%) to ten (10%) percent, six (6%) density bonus; eleven (11%) to twenty (20%) percent, ten (10%) density bonus; twenty-one (21%) to twenty-five (25%) percent, sixteen (16%) percent density bonus; and over twenty-five (25%) percent, a twenty (20%) percent density bonus. Requests for this bonus are processed and approved as part of the rezoning or development approval request. No additional fee is charged.

(3) Municipal Code subsection 18-5.702, "Preservation of Native Vegetation," allows the approving body to grant the following: grant a ten (10%) density bonus; reduce up to fifty (50%) percent the minimum setback requirements, the minimum lot width and area requirements, and the minimum requirements for landscaping of parking lots and site, including the setback area and street tree requirements; and increase up to fifty (50%) percent the maximum allowable building height. Requests for this bonus are processed and approved as part of the rezoning or development approval request. No additional fee is charged.

Processing Costs and Time

The cost and time required for processing discretionary approvals within the City are less than those of Lake County and the City of Lakeport. The fees were recently amended to a cost recovery program which charges developers for actual time and costs of processing permits. Single family houses are permitted uses and are approved over-the-counter.

Uses requiring a minor use permit (site plan review permit) are second residential units, granny residential units, and multiple family housing having a density of 10 units per acre or less. Site plan review permits require Planning Director approval at a public hearing, which is scheduled as needed. Processing time from acceptance of complete application is 5 to 8 weeks.

The uses requiring a major use permit (conditional use permit) are multiple family housing having a density greater than 10 units per acre and caretaker residences for commercial and industrial use. These permits require Planning Commission approval at a public hearing, two of which are scheduled per month. Processing time is generally 6 to 8 weeks.

CONSTRUCTION CODES

Construction codes include regulations for building, grading, flood plain management and lakebed management. The City has adopted all the 1994 Uniform Codes with the exception being the 1993 National Electric Code. There are no amendments to the codes which would increase the cost of housing construction. There are areas which have severe slope and soil constraints necessitating engineering to ensure safe and proper construction. The housing in these areas, which generally are not lower cost units, is more expensive to construct.

Due to the design of the existing subdivisions and problems created by past construction practices, grading requires more thought and action by the developer than previously. For single family residences, grading the site to drain properly and requirements for driveway culverts add to the development costs. For other types of development, provision of drainage improvements increases costs and can reduce density of residential developments by committing available land for detention basins.

Flood plain management is in accordance with the Federal Emergency Management Agency (FEMA) requirements. In addition to increasing actual construction costs, there are costs for surveys to determine the flood elevation for some lots and costs in the completion of the required certificate verifying that the construction complies with the requirements.

Lake County Lakebed Management District regulates development adjacent to Clear Lake to ensure compliance with the County regulations, protection of the public trust area located between the high and low water lines, and coordination with the regulations of the State Department of Fish and Game and the US Army Corp of Engineers. The City's jurisdiction extends to the high water line. Prior to development on property located adjacent to Clear Lake, the developer must survey the property and obtain approval or clearance from Lakebed Management District and the State Department of Fish and Game. Since these properties are also subject to flooding, the survey required for determining the flood level is expanded to include this other additional information. This increases the cost of development, though it may be a smaller proportion of the total housing costs since the property along the lake shoreline is more expensive and therefore typically has more expensive houses.

CITY FEES AND USER CHARGES

The City currently charges no impact mitigation fees or user fees. The City may consider impact fees during the five-year planning period for drainage improvements and maintenance of the street arterial system will be imposed on new development. Improvements to the city street system through assessment districts are anticipated and will add to the actual cost of development. Because of the significant number of low income people residing in the City, both the individual and cumulative impacts of each potential fee will be fully evaluated during the development of proposals and the City Council's consideration of any potential impact fee.

LIMITED PUBLIC FUNDS FOR HOUSING

The recession has limited the City's ability to participate in programs requiring matching funds or local contributions. Redevelopment will be the major source of funding for programs assisting the rehabilitation and repair of existing units. The Redevelopment Agency received its first tax increment income at the end of the first quarter in 1992. However, due to the slow economy and the sewer cease and desist order, new development has been very limited since the redevelopment agency's adoption in 1990.

The twenty (20%) percent redevelopment housing "set-aside" funds are used for projects which benefit very low and low income persons. This is the source of the code enforcement programs for the abatement of burned and dilapidated structures and three abatement of public nuisances. The housing set-aside funds are also used for a CDBG local match program for mobile home repair. The approved \$1 million HOME grant has \$200,000 of these funds committed for the construction or purchase of new and existing housing by first-time home buyers.

COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY ACT

Compliance with the State Environmental Quality Act has costs in provision of information, mitigation and impacts and monitoring of implementation. Developments requiring an initial study have the additional costs of city preparation and processing which are charged on an hourly basis. Development within the existing subdivided area, where all but the large specific plan projects are located, generally have lower costs for special studies and mitigation costs. As the City's information base on storm water drainage and traffic improves, there will be less need for individual studies by developers of in-fill property. However, because of the legal requirements to determine and address project's environmental impacts, some costs are unavoidable

Archaeological studies and mitigation have been and will continue to be a not insignificant cost of development. Because of the history of the area, almost every lot within the city has the potential to impact archaeological resources. Enforcement of the State regulations regarding riparian and wetland vegetation and habitat areas can also add to the development costs for property located along drainage courses and Clear Lake.

SUMMARY - GOVERNMENTAL CONSTRAINTS

Though the City's development standards are a change from development in the past prior to incorporation, they are generally consistent with those of Rural Economic and Community Development Services, which has reasonable and generally modest standards. Reduction of the City's standards further could be contrary to the goal of trying to improve overall housing stock. The existing provisions of the Municipal Code appear to be effective in providing density and development incentives as a means to encourage "nonessential" but desired design components of usable open space and retention of native vegetation.

City processing times are currently within the minimum time required and no substantial future time reductions are possible unless approval requirements are changed to eliminate the public hearing requirement. All multiple family and homeless housing developments currently require a public hearing. Shorter processing times could be achieved if permit approval requirements were changed to administrative staff approval. However, given the relatively short current processing times, this change would have limited time and cost advantages (saving 2-4 weeks), compared with the disadvantage of losing public comment and input. Nevertheless, this option should be explored by the City with input by the public and other agencies. This change appears most reasonable for second residential and granny residential units, which in the past have caused controversy; a possible change could be posting the property to inform neighbors of the pending application.

No construction code standards more stringent than those of the Uniform Codes have been adopted. Reduction of the code standards should be explored, though this has the least potential to change solely for the purpose of reducing costs.

The City Council would scrutinize all proposed City fees, such as traffic and drainage impact fees. Any increase in fees is approached with great caution and thought.

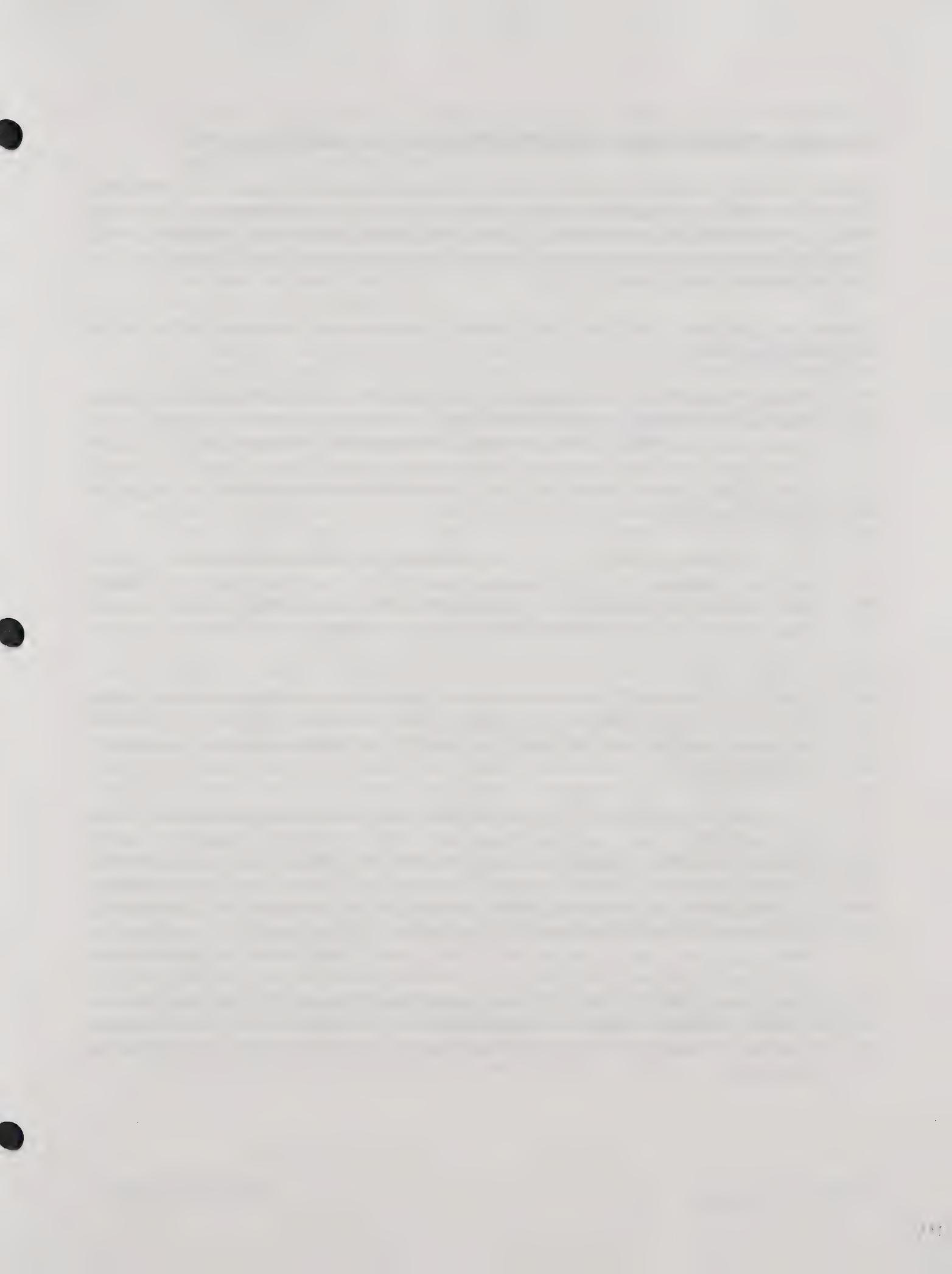
Limitations on public financing can be reduced by leveraging redevelopment funding with other funding, such as Community Development Block Grants, Rural Economic and Community Development Services funding and private financing. This has been done successfully for recent construction of a 99-bed convalescent hospital.

Constraints due to environmental requirements are difficult to reduce or avoid. As the City's information base grows and improves, particularly on storm water drainage and traffic, there will be less need for individual studies paid by developers of in-fill property.

CHAPTER FOUR

PROGRESS IMPLEMENTING HOUSING ELEMENT

Adopted 4/4/96



Housing Trends Since the 1992 Housing Element Update

Several trends predicted in the 1992 Housing Element Update have reversed themselves during the last five years. The most probable causes are the continuing limit on new sewer connections and the economic downturn combined with employer downsizing and slower creation of new jobs within Lake County and the surrounding urban regions.

The most significant changes in the housing development trends occurring in the last five years are:

- * Though fewer new units were expected each year due to the decreasing number of available sewer connections, the drop in 1994 and 1995 to 24-25 total new units was more severe than anticipated. Tables 42 and 43 show that after the first release of new sewer connections in late 1991 and completion of the units in 1992, new residential construction began to decline annually.

The economic recession and substantial job reductions in the region reduced demand for new housing countywide. The loss of entry or lower level jobs in the greater San Francisco Bay Area slowed the trend of younger families employed outside Lake County purchasing more affordable housing in the City.

- * Fewer substandard units were removed and replaced than predicted. Very few older mobile homes were replaced. Table 44 shows that in the past five years, 46 single family detached units and 5 mobile homes were demolished or removed.

Increased replacement of existing substandard units was expected when the demand for new housing exceeded the remaining available sewer connections. Also, based on what occurred in 1991, it was expected that demand would increase sharply due to people overreacting and rushing construction when the number of available connections fell below 100. Neither of these situations occurred when the demand for new housing declined and the number of units demolished without replacement increased. Five years after the State cease and desist order limited the City and Lower Lake to only 250 new sewer connections, 90 new connections remain available. These 90 connections are in addition to the connection credits remaining on the properties where units have been demolished or removed.

- * The rate of net increase in housing units is declining. Table 44 shows the rate of growth decreasing since 1991, culminating in 1995 with a net loss of 1 single family detached unit.

More aggressive City code enforcement is increasing the number of burned or dilapidated units being demolished. Combined with the slow rate of new housing development or replacement, the net increase in new units is even less than indicated by Table 30. In 1995, the net change in single family detached units was minus-1.

- * The shift in the type of new housing units towards more single family detached house and fewer mobile homes did not occur. Table 43 shows that after increases in new single family detached units as a percentage of the total number of new units, the trend began to reverse itself in 1993. By 1994 the majority of new dwellings were mobile homes.
- * The expansion of the housing stock in higher value single family unit (\$100,000 did not occur. Of the two new subdivisions with 98 total lots for this product type, only 37 lots were recorded and only one subdivision developed with 16 new houses.

The recession and job reductions in the San Francisco Bay Area substantially reduced the demand for this product.

An anticipated result supported by the building information is the stop of multifamily developments during the sewer cease and desist period. While the two projects approved prior to the sewer limit were completed, no new projects have been submitted. Applications for federal funding to construct new apartments can not be submitted without guaranteed sewer connections. This guarantee cannot be provided until 1998 after the sewer system improvements are completed. New apartment complexes are not anticipated until 2000 or 2001.

Since 1985, 165 multiple family units have been developed, with 89 of these units restricted to housing for the elderly. All the new apartment units have Section 8 assistance and received Rural Economic and Community Development Services financing. The remaining 76 units are in three complexes which provide housing for families with children.

Twenty of the houses completed in 1990 and 1991 period were constructed through the Rural Economic and Community Development Services Self-Help Program administered by RCED. The City approved a reduction of parking development requirements for nine of these houses.

TABLE 42
NEW HOUSING UNITS BY TYPE
(By Number)

Year	Type of Units				Annual Total
	Single Family Detached	Mobile Home	2-4 Unit	Apartment 5+ Units	
1985	15	95	4	20	134
1986	1	44	0	0	45
1987	6	37	0	0	43
1988	17	41	2	27	87
1989	25	35	0	40	100
1990	36	43	0	35	114
1991	41	36	0	0	77
1992	45	20	0	21	86
1993	22	16	0	22	60
1994	11	14	0	0	25
1995	6	18	0	0	24
TOTALS	225	399	6	165	795

Source: City of Clearlake

TABLE 43
NEW HOUSING UNITS BY TYPE
(By Percentage)

Year	Type of Units				Annual Total
	Single Family Detached	Mobile Home	2-4 Unit	Apartment 5+ Units	
1985	11%	71%	3%	15%	100%
1986	2%	98%	0	0	100%
1987	14%	86%	0	0	100%
1988	19%	41%	2%	31%	100%
1989	25%	35%	0	40%	100%
1990	31%	37%	0	30%	100%
1991	53%	47%	0	0	100%
1992	52%	24%	0	24%	100%
1993	37%	26%	0	37%	100%
1994	44%	56%	0	0	100%
1995	25%	75%	0	0	100%

Source: City of Clearlake

TABLE 44
NET CHANGE IN SINGLE FAMILY RESIDENCES
(1991 THROUGH 1995)

	Single Family Detached			Mobile Home		
	New Units	Units Lost	Net Change	New Units	Units Lost	Net Change
1991	41	14	+27	36	0	+36
1992	45	12	+33	20	0	+20
1993	22	7	+15	16	0	+16
1994	11	6	+ 5	14	2	+12
1995	6	7	-- 1	18	3	+15
Totals	125	46	+79	104	5	+99

Source: City of Clearlake

Redevelopment

In 1990, the City Redevelopment Agency was created and a redevelopment plan was adopted. Implementation of the redevelopment plan and use of the set-aside funds will significantly increase the opportunities for creating new housing, rehabilitating existing substandard structures, and eliminating blight which has discouraged private investment in housing. Redevelopment housing set-aside funds have been used or committed as match funds for CDBG housing rehabilitation programs, for the HOME programs assisting first time home buyers, for removing burned and dilapidated structures, and for public nuisance abatement.

PROGRESS TOWARDS COMPLETING THE CURRENT HOUSING OBJECTIVE AND PROGRAMS

POLICY 1: ENCOURAGE NEW HOUSING

OBJECTIVE Facilitate construction of units for 20 very low, 70 low, and 80 moderate and above income households. Rehabilitate or facilitate rehabilitation of 40 very low and 20 low household income single family and multiple family units. Encourage and help facilitate the replacement of 50 single family units. Encourage development of units having 3 or more bedrooms.

Of the targeted 170 new units, 195 have been completed in the 1992-1995 period. Approximately 111 units are available for low income households, with the multiple family units also available for very low income persons. This exceeds the target. These units were 43 apartment units (22 units restricted to the elderly), 68 mobile homes and 61 single family detached units. The housing completed for moderate and above income households was only 23 units, short of the targeted 40 units.

Of the targeted 60 rehabilitation projects, the City has completed projects benefiting 16 low income and very low income households.

Replacement of units is estimated at less than 10. More units were removed without replacement during the 1992-1995 period.

Program 1-1 Work With Lake County Special Districts In Timely Completion Of Plans And Improvements Necessary For Removal Of The State Cease And Desist Order Limiting New Sewer Connections.

The City worked with the County as part of the Sewer Advisory Board. Since 1992, Lake County has obtained State approval of corrections to the sewer system. It has completed design, obtained funding and commenced construction. The scheduled completion date in Winter 1997.

This program is deleted from the updated five-year housing implementation plan. Lake County is handling the correction of sewer system deficiencies.

**Program 1-2 Work With Lake County In The Development Of A Program
Allowing Transfer Of Sewer Connection Rights Between
Properties In The City**

No progress has been made on this program to date.

This program is retained in the updated implementation plan. The Redevelopment Agency would benefit by the transfer of credits from properties where it removed dwellings to other lots for replacement housing through the HOME Program.

Program 1-3 Accessory Residential And Granny Residential Units

The ordinance has not been proposed for change. It was discussed at a joint City Council - Planning Commission workshop and staff was directed not to proceed on a zoning amendment at this time. Due to the low land and development costs, there has not been a demand for these smaller restricted units.

This program is deleted from the updated implementation plan.

**Program 1-4 Provide Assistance For Construction Of New Projects
Providing Housing For Low Income Households And
Households Identified As Having Special Housing Needs**

The City received two HOME grants totaling \$1.5 million for assistance to low income first-time home buyers. This will result in the construction of 20-40 new single family homes. The limited number of remaining sewer connections has stopped developers of multiple family projects requiring federal assistance.

This program is in the updated implementation plan.

**Program 1-5 Encourage Developments Having Low Income Units Be
Built At Maximum Allowable Densities**

The developers of the two new low income multiple family projects did not want to build at the maximum density allowed based on development costs and project management considerations. The City informed developers of the regulations.

This program is in the updated implementation plan as part of the public information program.

**Program 1-6 Amend Municipal Code Zoning Regulations For Compliance
With State Density Bonus Law**

This has not been completed to date.

This program is in the updated implementation plan.

POLICY 2: PROMOTE DIVERSITY OF HOUSING TYPES

OBJECTIVE: The City should strive to maintain the existing housing stock of affordable rental units and mobile homes while facilitating the construction of new units. Diversity shall be increased by encouraging new duplex, triplex, multiple family projects, and group housing for those persons requiring assisted living. The City shall encourage development of 20 percent of the housing being rental units. The unit's rents and prices should conform with the county's 1990 income distribution as follows: very low income, 38 percent; low income, 23 percent; moderate income, 18 percent; and above moderate, 21 percent.

The target for new rental housing was exceeded by 2%. These units are administered by Rural Economic and Community Development Services programs and will meet the rent targets. The targets for new low and very low income units have been met. Substantially fewer units for moderate income and above were constructed.

This program is in the updated implementation plan.

Program 2-1 Continue To Promote Manufactured Housing

The development activity indicates that mobile homes are encouraged by the current regulations and exceed any other housing type. Promotion of more units would be contrary to the goal of increasing the diversity of new housing types.

This program is deleted from the updated implementation plan.

Program 2-2 Promote Multiple Family Housing

The limit on new sewer connections has stopped development and promotion of new multiple family housing due to the developers not being able to obtain federal funding without guaranteed sewer connections.

This program is in the updated implementation plan as replacement housing for dilapidated multiple family units.

Program 2-3 Provide Assistance For Development Of Multiple Family Housing And Group Housing

See the comment for Program 2-2 above.

This program is in the updated implementation plan as replacement housing for dilapidated multiple family units.

Program 2-4 Special Planned Development Districts

The City worked with one developer interested in a single family residential planned unit development and intended to commence amendment of the code to incorporate the project's desired design features into the city regulations. This project was stopped before completion.

This program is deleted in the updated implementation plan, though it may be included at some later date.

Program 2-5 Mixed Use Planned Development Districts

In a 1996 City Council - Planning Commission public workshop, direction was given to staff to eliminate new residential units in the downtown commercial district. This was the only area reasonable for a mixed use development.

This program is deleted from the updated implementation program.

POLICY 3: TO PROVIDE ADEQUATE AND SUFFICIENT SITES FOR THE DEVELOPMENT OF ALL TYPES OF HOUSING

Objective: The City Shall Continue Review And Assessment Of Sites Suitable For Development Of Housing To Reflect Changing Conditions And Housing Objectives.

Program 3-1 Inventory Of Land

The land use inventory has not been updated due to the very limited new development since 1992.

This program is retained in the updated implementation plan.

Program 3-2 Comprehensive General Plan Update
Staffing and funding limitations have delayed this project.

This program is retained in the updated implementation plan.

Program 3-3 Update Subdivision Ordinance
Staffing and funding limitations have delayed this project.

This program is retained in the updated implementation plan.

**POLICY 4: TO IMPROVE INFRASTRUCTURE NEEDED FOR HOUSING,
INCLUDING STREETS, DRAINAGE, FLOOD CONTROL,
SEWER AND WATER SYSTEM IMPROVEMENTS**

Program 4-1 Street And Drainage Assessment Districts
Nine street and drainage assessment districts are in the preliminary stages.

This program is retained in the updated implementation plan.

Program 4-2 Complete Circulation Element

The City completed adoption of the regional and City bike plan and the public works standards manual. Work on the regional circulation plan and impact mitigation fee was stopped by mutual consent of all jurisdictions.

This program is retained in the updated implementation plan.

Program 4-3 Complete Drainage Study And Plan

The drainage plan and study was completed and accepted by the City Council. Implementation would be through the capital improvements program.

This program is retained in the updated implementation plan.

Program 4-4 Five-Year Capital Improvements Program
The plan has not been done due to staffing and funding limitations.

This program is retained in the updated implementation plan.

**Program 4-5 Community Development Block Grants For Small Cities
(CDBG) For Streets And Public Facilities**

No application has been submitted. An application may be considered to assist in construction of a new senior nutrition center replacing the inadequate existing facility.

This program is retained in the updated implementation plan.

Program 4-6 Improvements To Sewage Disposal System
See the comments on Program 1-1.

This program is deleted from the updated implementation plan.

**Program 4-7 Coordinate Assessment Of Water System Improvements
And Assist In System Improvements**

The water purveyor are doing the assessments and planning for their systems. The City and the purveyors instituted monthly coordination meetings to assist each other.

This program is retained in the updated implementation plan.

**POLICY 5: TO CONSERVE LOW AND MODERATE INCOME HOUSING
AND PROMOTE NEW HOUSING OPPORTUNITIES**

Program 5-1 Housing Affordability Strategy

The on-going CDBG program loans include provisions for the retention of the low income housing. The next "at risk" subsidized multiple family development will not be eligible for changing its contract until 2002.

This program is retained in the updated implementation plan.

Program 5-2 Public Information On Available Programs

This is on-going.

This program is retained in the updated implementation plan.

Program 5-3 Housing And Fire Code Inspection And Enforcement Program For Existing Resort And Multiple Family Housing Projects

This program has been delayed due to staffing and funding limitations. In 1995/96 the City Council approved more staffing and funding for the abatement program than ever done in prior years.

This program is retained in the updated implementation plan.

Program 5-4 Neighborhood Improvement Corp.

This is a continuing program subject to the City Council approving the funds for supervisors of the work teams. This is done on an annual basis.

This program is retained in the updated implementation plan.

Program 5-5 Provide Assistance For Construction Of New Projects Providing Housing For Low Income Households And Households Identified As Having Special Housing Needs

Refer to the comments on Program 1-4.

This program is retained in the updated implementation plan.

Program 5-6 Department Of Housing And Urban Development Low Income Rental Assistance (HUD Section 8)

This is being administered by Lake County Housing through a contract with Maximus. There are 212 Section 8 certificates and vouchers as of February 1996. In July 1992 166 households receive rental payment assistance from the program. The City code enforcement will keep Maximus informed of enforcement actions on rental property which could affect the safety of the Section 8 resident.

This program is deleted from the updated implementation plan since the City has no part in the voucher program.

Program 5-7 CDBG Small Cities Housing Rehabilitation Program

The City submitted an application in 1995 (denied) and submittal of an application for a new grant in 1996 will be considered for submittal by the City Council in April 1996. The City received CDBG roll-over funds from the 1992 grant cycle for housing rehabilitation. An in-house City Housing Rehabilitation Program is established.

This program is retained in the updated implementation plan.

**Program 5-8 Rural Economic and Community Development Services
Home Ownership And Home Improvement Loans (RCED
502)**

The City refers potential clients of the program to Lake County Housing for information on the programs and submittal of applications.

This program is included in the Public Information Program in the updated implementation plan.

**Program 5-9 Redevelopment Programs To Conserve Existing Units And
Encourage New Residential Development**

The Redevelopment Plan proposes potential specific programs which will conserve existing low cost housing and encourage new housing. The Redevelopment Agency has committed leveraging funds from the Housing Set-Aside for the two HOME grants totally \$1.5 million. These programs assist first-time homeowners in purchasing new or used housing. Funds can be used for limited repairs on the used units. Redevelopment also funds a mobile home repair program established as leverage for the CDBG housing rehabilitation grants. Redevelopment housing set-aside money is funding the program for abatement of burned and dilapidated structures which would benefit existing residents by eliminating blight and freeing land for replacement housing.

This program is retained in the updated implementation plan.

Program 5-10 Article 34 Referendum

No housing projects were proposed. This is mandated and a program is unnecessary.

This program is deleted from the updated implementation plan.

Program 5-11 Consider Condominium Conversion Ordinance

This has not been completed. The trend of housing development during the last ten years shows no demand for single family attached units. Over 95% of all new housing could be available for low income persons, so condominium conversion is not required for that reason. The two market rate apartments in the City changed to condominiums over five years ago still have not been marketed.

This program is deleted from the updated implementation plan.

POLICY 6: TO PROVIDE FOR THE SPECIAL HOUSING NEEDS OF THE PEOPLE, INCLUDING THE ELDERLY, PERSONS WITH DISABILITIES AND THE HOMELESS

Program 6-1 Update Housing Inventory And Needs Assessment
This was completed in July 1993.

This program is deleted from the updated implementation plan.

Program 6-2 Program To Address Correction Of Minor Housing Deficiencies For Elderly And Handicapped Residents

This has been included with the City Housing Rehabilitation Program funded by repayments of the CDBG housing rehabilitation loans. Redevelopment housing set-aside funds could also be used to assist this special needed.

This program is included as part of the Neighborhood Improvement Corps and Housing Rehabilitation programs.

Program 6-3 Zoning And Building Regulation Of Permits To Correct Minor Housing Deficiencies For Elderly And Handicapped Residents

This has not been done, but it will be considered as part of a zoning amendment being done in Spring 1996.. An example of this action would be a municipal code amendment to specifically allow wheel chair ramps and lifts in the front yard setback areas.

This program is retained in the updated implementation plan.

Program 6-4 Loan Program For Moderate Repairs To Single Family Residences Owned By Elderly And Disabled

Refer to the previous comments on the housing rehabilitation program.

This program is included in the housing rehabilitation program of the implementation plan.

Program 6-5 Support Services For Elderly And Disabled Persons

The City Council has continued to financially support Dial-A-Ride, the Senior Center and the Senior Nutrition Center.

This program is retained in the updated implementation plan.

Program 6-6 Regulations Allowing Granny Residential

Refer to the comments on Program 1-3.

**Program 6-7 Congregate Care And Group Housing For Elderly And
Disabled Persons**

Staff had preliminary discussions with Redwood Coast Services for development of group housing for developmentally disabled persons. the limitation on new sewer connections has stopped planning for larger multiple family residential projects.

This program is retained in the updated implementation plan.

Program 6-8 Promote Low Cost Child Care Facilities

The zoning regulations appear adequate based on the number of small and large family day care business established in the City. The City's economic development "gap" financing loans are available for establishment or expansion of businesses which create new jobs.

This program is retained in the updated implementation plan.

Program 6-9 Promote Low Cost Housing For Large Families

The single family residential market has been sufficient to serve the need of this group.

This program is retained as part of another program addressing special housing needs.

Program 6-10 Site Selection For Emergency Housing For The Homeless

Staff has met with the service purveyor throughout the planning period. There has not been progress on this program due to staffing and funding limitations.

This program is retained in the updated implementation plan.

POLICY 7: TO PROMOTE ENERGY CONSERVATION IN HOUSING DESIGN AND SITING

Objective: At Least 50 Percent Of The City's Present Housing Stock Should Be Taking Advantage Of The Energy Conservation Programs By 1997.

Program 7-1 Pacific Gas And Electric Programs (P.G. & E. Energy Audit And Conservation Loans)

City staff has coordinated with P.G.& E. and North Coast Energy Services for encouraging homeowner participation.

This program is incorporated into the Public Information Program and retained in the implementation plan.

Program 7-2 Zoning Ordinance Amendments For Passive Solar Heating And Cooling

No progress was done. The high costs of the systems makes this program very limited for City residents. Passive and active solar heating and cooling will be addressed in the updated subdivision ordinance, as is required by State law.

City staff has coordinated with P.G.& E. and North Coast Energy Services for encouraging homeowner participation.

This program is deleted from the implementation plan.

Program 7-3 Encourage Retention And Planting Of Shade Trees

No work has been done on this program due to staffing limitations.

This program is retained in the updated implementation plan.

Program 7-4 Geothermal Element Of The General Plan

The City has obtained grants for geothermal resource testing. An element in the general plan is not needed and not necessary.

This program is deleted from the implementation plan.

POLICY 8: TO PROMOTE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

OBJECTIVE: Preserve the quiet, rural residential character that has attracted people to the area.

Program 8-1 Code Enforcement To Reduce Public Nuisances In Neighborhoods

This program has been expanded. The Police Department Community Service Officers were brought up to staff and have been working with the City assisting on public nuisance abatement.

This program is retained in the updated implementation plan.

Program 8-2 Abatement Of Burned-Out And Severely Dilapidated Structures

This program has \$90,000 of funding in fiscal year 1996/97 for abatement services. Lakeshore Fire District has obtained voluntary abatement for many burned structures and works with City staff on the program.

This program is retained in the updated implementation plan.

Program 8-3 Annual Weed Abatement Program

The program was temporarily stopped in 1995 due to staffing limitations. The program's focus is abatement of potential fire hazards.

This program is retained in the updated implementation plan.

Program 8-4 Neighborhood Clean-Ups

The program will continue. The Police Department Community Service Officers are signing neighborhood watch groups. These people can help with these clean-ups too.

This is an ongoing program.

Program 8-5 Noise Regulations And Enforcement

This program was delayed due to staffing limitations.

The program is retained in the updated implementation plan.

POLICY 9: TO PROMOTE FAIR HOUSING OPPORTUNITIES

Program 9-1 Assistance To The Public Regarding Discrimination In Housing

This program is retained. The City adopted housing discrimination procedures in 1994.

The program is retained in the updated implementation plan.

POLICY 10: TO ENCOURAGE AND PROVIDE FOR PUBLIC PARTICIPATION IN THE REVIEW AND DEVELOPMENT OF LOCAL PROGRAMS AND ORDINANCES

Program 10-1 General Plan Update

No work has been done on this program due to staffing and funding limitations.

The program is retained in the updated implementation plan.

Program 10-2 Public Review Of Development Applications And Other Plans And Policies Regarding Housing

This is on-going.

The program is retained in the updated implementation plan.

CHAPTER FIVE

GOALS AND POLICIES

For comparison, this page shows additions and deletions to the current goal and policies. The following page shows the new goal and policies without the editing .

GOAL

To provide safe, attractive and affordable housing for all persons by addressing the current deficiencies, creating new housing opportunities and planning for the future needs of the community.

POLICIES AND OBJECTIVES

In compliance with State laws and to achieve the State's housing goals as stated within the introduction of this document, the City of Clearlake adopts the following policies:

NEW Improve the condition of the existing housing and maintain existing housing which is in sound condition.

NEW To improve the appearance and safety of the neighborhoods and the community.

1. To encourage development of new housing for all income groups.
2. To promote diversity of housing types—stick built houses, manufactured homes, rental apartments—in compatible and agreeable arrangements.
3. To provide adequate and sufficient sites for the development of all types of housing.
4. To improve infrastructure needed for housing, including streets, drainage, flood control, sewer and water system improvements.
5. To conserve housing for low and moderate income people.
6. To provide for the special housing needs of the people, including the elderly, persons with disabilities and the homeless.
7. To promote energy conservation in housing design and siting.
8. To promote attractive residential neighborhoods.
9. To promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
10. To encourage and provide for public participation in the review and development of local programs and ordinances related to the development of housing opportunities and projects.

GOAL

To provide safe, attractive and affordable housing for all persons by addressing the current deficiencies, creating new housing opportunities and planning for the future needs of the community.

POLICIES AND OBJECTIVES

In compliance with State laws and to achieve the State's housing goals as stated within the introduction of this document, the City of Clearlake adopts the following policies:

1. To improve the condition of the existing housing and maintain existing housing which is in sound condition.
2. To improve the appearance and safety of the neighborhoods and the community.
3. To improve infrastructure needed for housing, including streets, drainage, flood control, sewer and water system improvements.
4. To encourage development of new housing for all income groups.
5. To provide for the special housing needs of the people, including the elderly, persons with disabilities and the homeless.
6. To promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
7. To encourage and provide for public participation in the review and development of local programs and ordinances related to the development of housing opportunities and projects.

GUIDELINES FOR HOUSING

GENERAL PLAN MAP DESIGNATIONS FOR HOUSING - The housing land use categories are intended to allow in-fill on existing parcels in areas where the majority of the lots are developed, and encourage merger of lots in areas where many lots are undeveloped (6.01)

Very Low Density Residential - This category is applied to the few areas in the city where there are existing large lots subdivisions. The permitted densities require one and one-quarter acres to ten acres of land per dwelling unit (6.02).

Zone District - Residential, 1-1/4 to 10 acres per dwelling. Examples of Permitted Uses - Single family residences, household gardening and animal raising, home occupations, small orchards, vineyards, and small scale enterprises conducted as home occupations (6.13).

Low Density Residential - This category includes most of the lower density subdivisions which make up the bulk of the residential development pattern in Clearlake and applies to existing subdivisions where substantial development has already occurred and in-fill of existing lots served by water, sewers and paved roads is planned. The allowable density ranges from 4,000 square feet to one and one-quarter acres per dwelling unit, or about one to eleven units per gross acre (6.03)

Zoning District - Residential, 4000 square feet to 1-1/4 acre per dwelling. Examples of Permitted Uses - Single family residences, home occupations by special use permit (6.14).

High Density Residential - This category applies to those areas in the community where multi-unit housing, at densities up to 20 units per acre, can be located if adequate sewer and water service can serve the site; the proposed project is compatible with surrounding land uses; and , specific site standards are met, such as off-street parking, installed and maintained landscaping, on-site low rise lighting, private open space, and paved roads, driveways and parking areas (6.04).

Zoning District - Residential High Density, 10 to 20 units per acre. Examples of Permitted Uses - See paragraph 6.16 (6.15).

DENSITY - In reviewing development proposals, the City will presume that the lowest density permitted by the General Plan is the density which should be approved. If the applicant demonstrates that site planning and engineering will be accomplished in a manner that respects construction conditions at the site, and that building orientation and appearance are appropriate to the site and its context, a higher density may be approved. General Plan densities for specific properties will be calculated on the basis of net developable land (6.05).

NON-CONFORMING LOTS - Nonconforming lots are lots which do not meet standards for size, frontage or other established requirements. Many nonconforming lots exist in Clearlake. Merger of adjoining lots under common ownership is encouraged throughout the City. Merger of adjoining nonconforming lots under common ownership where a new unit is to be served by septic should be required (6.06).

MANUFACTURED HOMES - Single family manufactured homes may be developed in any residentially-designated areas of the city to standards specified in the zoning ordinance. No distinction shall be drawn between stick-built and manufactured homes (6.07).

MULTI-UNIT HOUSING - MULTI-UNIT HOUSING - Multi-unit housing may be developed in high density residential districts and in community commercial districts with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, sewers and paved roads, driveways and parking area (6.08).

MOBILE HOME PARKS - New mobile home parks may be developed in low and medium density residential areas with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, power, private and/or common storage sheds, and paved roads, driveways and parking area (6.09).

RENTAL HOUSING - Rental housing is needed in Clearlake and will be encouraged (6.10).

HOUSING REHABILITATION - Rehabilitation and maintenance to improve the quality of existing housing will be encouraged (6.11).

"SUBURBAN" TYPE NEIGHBORHOODS - Neighborhoods with paved streets, walkways or sideways, street trees, and deep lawns provide housing opportunities of a kind not readily available in Clearlake and should be encouraged (6.12).

LAND AVAILABILITY - The City shall make available information on building sites available for multiple family housing project development.

SPECIAL NEEDS - Development of projects providing housing for households having special needs shall be encouraged. Households having special housing needs include the elderly, the disabled, and female headed households with children.

FAIR HOUSING - The City shall promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.

PUBLIC PARTICIPATION - The City review of planned development and development regulations shall encourage public participation in the process.

POLICY 1: TO IMPROVE THE CONDITION OF THE EXISTING HOUSING AND MAINTAIN EXISTING HOUSING WHICH IS IN SOUND CONDITION

OBJECTIVES: (1) Rehabilitate or facilitate rehabilitation of 40 single family and multiple family units. (2) Promote and help facilitate replacement housing for 50 burned or dilapidated residences. (3) Improve the condition of existing multiple family housing, specifically former resorts converted to permanent housing. (4) Conserve housing in sound condition providing for low and moderate income households.

PROGRAMS FOR POLICY 1 - IMPROVE EXISTING HOUSING

Program 1-1 Inspection and Enforcement Program for Multiple Family Housing

Purpose. To correct or prevent unsafe or unhealthy living conditions by inspecting multiple family housing and enforcing compliance with the minimum Uniform Housing Code, Uniform Fire Code and property maintenance standards.

Action. Phase 1: Develop program for inspection and enforcement.

Phase 2: Obtain City Council and Redevelopment Agency authorization to proceed on approved program. Implementation dependent upon scope of approved program and available funding.

Responsible Agency. Community Development Department, Redevelopment Agency, City Council, Lake County Building Department.

Cost of Program. To be determined by City Council and Redevelopment Agency based upon scope of approved program as part of the annual review process.

Time Frame. Phase 1: 1996/97. Phase 2: To be determined upon approval of the program.

Program 1-2 Incentives for Replacement of Burned and Dilapidated Residential Units

Purpose. Through and incentives and enforcement, facilitate prompt removal and replacement of burned and dilapidated structures.

Action. Through implementation of the HOME programs, provide financial incentives for the construction of replacement housing. Provide lists of the burned and dilapidated structures to the public along with information on the cost savings to encourage private redevelopment of the properties. Implement

abatement orders for the prompt removal of structures. Through the Redevelopment Agency, purchase tax-default properties having dilapidated or damaged structure, remove the structures, and sell the property for private replacement of the unit.

Responsible Agency. Community Development Department, City Council, Redevelopment Agency.

Cost of Program. HOME grant match requirements as approved by the Redevelopment Agency, Housing set-aside funds as approved by the City Council.

Time Frame. On-going.

**Program 1-3 Community Development Block Grant (CDBG)
Housing Rehabilitation Program**

Purpose. Provide low interest loans or grants for rehabilitation of dwellings or replacement of substandard mobile homes to correct health and safety deficiencies. The program's priority is rehabilitation of owner-occupied single family units, though limited loans would be available for rental properties and other types of housing units. The housing must be occupied by low-income households for the term specified in the loan.

Action. The City shall continue operation of the City Housing Rehabilitation Program and apply for additional CDBG funding for continuation and expansion of the program.

Responsible Agency. Community Development Department, City Administrator, City Council, Redevelopment Agency.

Cost of Program: Possible funding sources are repayments of rehabilitation loans (program income), redevelopment housing set-aside funds and new CDBG grants. The City Council and Redevelopment Agency must approve applications and any commitment of local funds prior to submittal to the State.

Time Frame: Ongoing.

Program 1-4 Neighborhood Improvement Corp.

Purpose. In July 1992 the Neighborhood Improvement Corp. was established using JTPA summer youth program personnel and redevelopment funds for minor repairs of dwellings for households with elderly or disabled persons.

Action. Apply to JTPA for workers and hire temporary crew leaders and program leader.

Responsible Agency. Community Development Department, City Council, Redevelopment Agency.

Cost of Program. To be determined for review by City Council and Redevelopment Agency based upon scope of approved program .

Time Frame. On-going if approved by City Council and Redevelopment Agency.

Program 1-5 Redevelopment Programs To Conserve Existing Units And Encourage New Residential Development

Purpose. The adopted redevelopment plan proposes potential specific programs which will conserve existing low cost housing and encourage new housing.

Action. The Redevelopment Agency shall continue consideration and action on implementation of programs which are consistent with the redevelopment plan and the Housing Element Five-Year Implementation Plan.

Responsible Agency. City staff, Redevelopment Agency.

Cost of Program. Reviewed an approved on annual basis as part of the budgeting process.

Time Frame. On-going.

Program 1-6 Public Information On Available Programs

Purpose. To provide information to home owners and property owners on available programs having funding for rehabilitation and repair of existing homes.

Action. Consult and coordinate with other agencies and program and distribute information.

Responsible Agency. Community Development Department, City Council.

Cost of Program. Part of the current operation of the Community Development Department.

Time Frame. On-going.

Program 1-7 Pacific Gas And Electric Programs (P.G. & E. Energy Audit And Conservation Loans)

Objective: In the next five year planning period, 500 very low income households and 400 low income households will participate in the program. Moderate income and above households will be financially able to complete energy conservation work without assistance from these programs.

Purpose. Reducing heating and cooling costs will reduce housing expenses and maintain the affordable housing. The available programs are the Pacific Gas and Electric Energy Partners Program, the DOE program and the LIHEAP program. North Coast Energy Services administers the programs.

Action. Continue to coordinate with PG&E and North Coast Energy Services, referring income eligible clients to the program. Through contacts with the public, encourage homeowners to participate in the programs.

Responsible Agency. Pacific Gas and Electric Company.

Cost of Program. None to City.

Time Frame. On-Going.

Program 1-8 Housing Affordability Strategy

Purpose. AB 2853 requires an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The inventory shall include an analysis of the environmental and service constraints as well as general plan and zoning for each site. The purpose of the inventory is to show that the community has sufficient developable land to accommodate construction of a broad range of housing types commensurate with identified housing.

Action. Complete inventory in accordance with State requirement.

Responsible Agency. Community Development Department

Cost of Program. staff time.

Time Frame. 1999/2000.

Program 1-9 Jurisdiction over Mobile Home and RV Parks

Purpose. The State regulates mobile home and recreational vehicle parks. Local enforcement could improve the property maintenance and improve the appearance of some parks.

Action. Obtain information, present to City Council for direction.

Responsible Agency. Community Development Department, City Council

Cost of Program. staff time.

Time Frame. To be completed 2000/1001

POLICY 2: TO IMPROVE THE APPEARANCE AND SAFETY OF THE NEIGHBORHOODS AND THE COMMUNITY

OBJECTIVES: (1) Remove or cause the removal of 50 burned or dilapidated structures. (2) Begin comprehensive review of the General Plan. (3) Support programs for neighborhood improvement and neighborhood safety and crime protection.

PROGRAMS FOR POLICY 2 - IMPROVE NEIGHBORHOODS

Program 2-1 Code Enforcement To Reduce Public Nuisances In Neighborhoods

Purpose. Code enforcement to prevent and eliminate nuisances which blight neighborhoods. Nuisances include junk, rubbish, abandoned vehicles, unmaintained property, and operation of illegal businesses in residential areas.

Action. Continue code enforcement program for nuisance abatement.

Responsible Agency. Community Development Department.

Cost of Program. Part of annual budget review process.

Time Frame. On-Going.

Program 2-2 Abatement Of Burned-Out And Severely Dilapidated Structures

Purpose. Remove dangerous structures. Eliminate blight in neighborhoods.

Action. Abatement of dangerous structures by code enforcement.

Responsible Agency. Community Development Department, City Council, Redevelopment Agency.

Cost of Program. Determined on an annual basis by City Council.

Time Frame. On-going.

Program 2-3 Neighborhood Clean-Ups

Purpose. The City has assisted and participated with neighborhood and community groups in clean-ups of smaller areas. Citizen action is combined with focused city code enforcement action. Increased participation is the objective for long-term maintenance of neighborhoods. Program coordinated with Timberline Disposal Company.

Action. Continue and promote participation in the neighborhood clean-up program.

Responsible Agency. Community Development Department.

Cost of Program. Staff costs and printing costs only.

Time Frame. On-going.

Program 2-4

Annual Weed Abatement Program

Purpose. There is a large number of small undeveloped parcels in Clearlake. Many are not maintained, and the growth of weeds and brush is not only unsightly, but poses a potential fire danger to neighboring residential uses as well.

Action. The City Council shall continue to staff and fund the on-going Three-Year Weed Abatement Plan.

Responsible Agencies Community Development Department, City Council, Lakeshore Fire Protection District.

Cost of Program. \$15,000, staff time for administration, inspections and enforcement.

Time Frame. Ongoing, annual.

Program 2-5**Neighborhood Improvement Program**

Purpose. Working together with the Police and other agencies, encourage area-wide enforcement and assistance. Work with neighborhood groups supporting their work maintaining the neighborhood.

Action. Coordination between agencies throughout program and assignment of responsibilities and duties.

Responsible Agencies Community Development Department, Police, City Council, Lakeshore Fire Protection District.

Cost of Program. staff time.

Time Frame. Start 1996/97.

Program 2-6**Comprehensive General Plan Update**

Purpose. Update the general plan mandatory elements and add optional elements which reflect current and future conditions and changing goals and policies. Though funds are limited, begin the process with the objective of completing the full update prior to the State's release of the sewer cease and desist order when substantial need development demand is expected.

Action. Phase 1: Apply for State planning assistance grant. Prepare scope of work and define process using neighborhood workshops as basis for public input and participation in formulation of the vision statement, goals and objectives.

Responsible Agency. Planning Commission, City Council, staff

Cost of Program. Phase 1 has been programmed for staff time only. Costs will be programmed and present to City Council for review and approval following completion of Phase 1.

Time Frame. 1996/97 to establish program time line

Program 2-7 Encourage Retention And Planting Of Shade Trees

Purpose. Shade trees improve the appearance of neighborhoods and the community, supporting the rural character

Action. Continue to cooperate with PG&E and encourage participation in the utility's shade tree program. Develop shade tree ordinance which provides increased incentives for tree retention.

Responsible Agency. Community Development Department, Planning Commission, City Council.

Cost of Program. Staff time only, part of annual budget review process.

Time Frame. Fiscal year 1993/94. 1999/2000

Program 2-8 Noise Regulations And Enforcement

Purpose. Though the City has adopted noise regulations, enforcement is difficult. Nuisances caused by barking dogs and power equipment continue to disrupt some neighborhoods.

Action. Staff consults with Lake County Air Quality Management District for information and guidance in amending the ordinance. Prepare and process the proposed municipal code amendment.

Responsible Agency: Community Development Department, City Council.

Cost of Program. Staff time, part of annual budget review process.

Time Frame. Fiscal year 1999/2000.

**POLICY 3: TO IMPROVE INFRASTRUCTURE NEEDED FOR HOUSING,
INCLUDING STREETS, DRAINAGE, FLOOD CONTROL, SEWER AND
WATER SYSTEM IMPROVEMENTS.**

**OBJECTIVES IMPROVE THE INFRASTRUCTURE NEEDED FOR NEW AND
EXISTING HOUSING. THIS INCLUDES STREETS, DRAINAGE, FLOOD
CONTROL AND UTILITY SYSTEMS.**

PROGRAMS FOR POLICY 3 - IMPROVE INFRASTRUCTURE

Program 3-1 Street And Drainage Assessment Districts

Purpose. Substantial areas of residential development within the City have no paved streets, curb and gutters, or drainage improvements. There has been increasing interest expressed by property owners for the City to assist and participate in the formation of assessment districts for installation of these improvements.

Action. Continue street improvement assessment district projects.

Responsible Agency. City Engineer, City Administrator, City Council, Redevelopment Agency.

Cost of Program. Programmed for staff time only.

Time Frame. On-going.

**Program 3-2 Community Development Block Grants For Small Cities
CDBG For Streets And Public Facilities**

Purpose. CDBG funds may be used to provide streets and public facilities to support housing for targeted income groups. It can also be used for public facilities which benefit low income persons, such as a senior nutrition center.

Action. In conjunction with developers of proposed housing projects which will provide housing for targeted income and need groups, apply for CDBG funding to assist in completion of needed capital public improvements. Future grant applications may be for a public facility which primarily benefits low income persons.

Responsible Agency. City Engineer, City Administrator, Community Development Department, City Council, Redevelopment Agency.

Cost of Program. Costs will be identified on a per project basis.

Time Frame. On-going. Increase in program activity anticipated approximately one year prior to completion of sewer system improvements necessary for the removal of the State sewer cease and desist order.

Program 3-3 Complete Circulation Element

Purpose. The City's arterial and collector road system has not been developed to provide for planned increases in traffic without improvements to the road and drainage systems. Development of a plan which could determine fair-share off-site improvements required by new development would assist new development and ensure adequate access and circulation within the City.

Action. Complete staff plan and submit for general plan amendment approval.

Responsible Agency. City Engineer, Community Development Department, Planning Commission, City Council.

Cost of Program. Programmed for staff time only.

Time Frame. 1997/98.

Program 3-4 Five-Year Capital Improvements Program

Purpose. A capital improvements program typically establishes for a five year period which capital improvements are most needed, where they are needed, and when they should be provided, as well as how they should be financed. Capital improvements usually include sewer and water facilities, street and drainage improvements, street lights, traffic signals, police and fire facilities, park acquisition, airport, and similar types of public projects. A five-year program would help the City of Clearlake provide a long-term framework for applying for and utilizing CDBG funds, as well as other funds.

Action. Development will be done in sections, with streets and drainage improvements to be completed in fiscal year 1996/97. After careful study of the development policies set forth in the general plan, the major capital needs of the city should be identified and ranked in order of priority. The land use inventory will provide significant new information useful in formulating the CIP. Once a prioritized plan is assembled, it is reviewed annually and amended to add or delete programs and objectives.

Responsible Agency. City Engineer, Community Development Department, City Council, Redevelopment Agency.

Cost of Program. Costs will be identified in the annual budget process and generalized in the program for later years.

Time Frame. 1997/98.

POLICY 4: TO ENCOURAGE DEVELOPMENT OF NEW HOUSING FOR ALL INCOME GROUPS.

OBJECTIVE Facilitate construction of units for 20 very low, 70 low, and 80 moderate and above income households. Rehabilitate or facilitate rehabilitation of 40 very low and 20 low household income single family and multiple family units. Encourage and help facilitate the replacement of 50 single family units. Promote and facilitate private removal of substandard multiple family housing and replacement with new units.

PROGRAMS FOR POLICY 4 - Promote New Housing

Program 4-1 Home Program

Purpose. The City has received grants for \$1.5 million to assist first time home owners to purchase new and existing housing.

Action. Grants approved and will be administered by Lake County Housing.

Responsible Agency. City staff.

Cost of Program. \$200,000 match from Redevelopment (approved as part of the application). Dependent upon staff time required.

Time Frame. 1995/96, 1996/97, 1997/98

PROGRAM 4-2 Update Subdivision Ordinance

Purpose. The current ordinance is the County's ordinance adopted by reference with minimal amendments. The ordinance is rigid and does not promote creative design or allow planned residential developments having other than traditional grid lot patterns.

Action. Complete and distribute draft for review and comment. Submit revised draft to Planning Commission and City Council for review and approval.

Responsible Agency. Planning Commission, City Council, staff.

Cost of Program. Implementation has been programmed for staff time only.

Time Frame. 1996/97

Program 4-3**Work With Lake County In The Development Of A Program Allowing Transfer Of Sewer Connection Rights Between Properties In The City**

Purpose. As a means for maximizing use of the existing sewer connections, actively work with Lake County in the development and implementation of a program allowing owners demolishing dwelling units to sell the rights to their sewer connection. This would be used by owners of existing dilapidated and substandard structures which are beyond economic rehabilitation; the connection rights could sold to other developers as a means to finance rehabilitation costs. As part of this program, develop provisions for buying or reserving sewer connections for developers of low income housing, particularly multiple family housing.

Action. City staff researches similar programs in other jurisdictions and participates in preparation of a draft program. As part of this program, develop provisions for buying or reserving sewer connections for developers of low income housing, particularly multiple family housing. Participate in the public review and approval process. After adoption, promote program and implement record-keeping necessary to provide orderly implementation.

Responsible Agency. City staff, Lake County Special Districts.

Cost of Program. Dependent upon staff time required.

Time Frame. 1996/97.

Program 4-4**Encourage private redevelopment to replace substandard multiple family housing**

Purpose. Provide incentives for property owners to replace substandard resort residential units with new multiple family projects.

Action. City staff researches similar programs in other jurisdictions prepare a draft policy for City Council review and direction.

Responsible Agency. Redevelopment Agency, City Council, staff

Time Frame. 1998/99.

**Program 4-5 Amend Municipal Code Zoning Regulations For
Compliance With State Density Bonus Law**

Purpose. The Zoning Regulations were amended in 1987 to comply with the then-current requirements of State Government Code section 65915 for providing density bonuses in residential projects of five (5) or more units in which at least twenty-five (25%) percent are affordable to persons and families of low or moderate income or in which ten (10%) percent of the units are affordable to lower income households. Changes in the State law through 1990 require the Municipal Code provisions to be amended so as to grant a density bonus of at least twenty-five (25%) percent, and an additional incentive, or financially equivalent incentive(s), to the developer of a housing development agreeing to construct at least: twenty (20%) percent of the units for lower income households; or ten (10%) percent of the units for very low income households; or fifty (50%) percent of the units for senior citizens.

Action. Obtain comments from public including contractors and other public and private agencies. Prepare and circulate draft for review and comment. Process and adopt municipal code amendment.

Responsible Agency. Community Development Department, Planning Commission, City Council.

Cost of Program. Staff time.

Time Frame: 1996/97.

POLICY 5: PROVIDE FOR SPECIAL HOUSING NEEDS, INCLUDING THOSE OF THE ELDERLY AND DISABLED

OBJECTIVES:

The City shall establish and participate in programs which assist elderly and disabled persons in funding and completing repairs and improvements to their single family homes.

The City shall encourage establishment of emergency and transitional housing for the homeless.

PROGRAMS FOR POLICY 5 - Address Special Needs

Program 5-1 Program To Address Correction Of Minor Housing Deficiencies For Elderly And Handicapped Residents

Purpose. Many residences may be considered "sound" but have design deficiencies which limit the mobility of the elderly or handicapped residents and/or may create unsafe conditions. Many of the elderly and disabled homeowners do not have the money to make these improvements. The purpose of this program is to make corrections of minor deficiencies needed to assist elderly and handicapped persons to continue living independently in single family residences. This program is needed because of the majority of the elderly and disabled live in single family residences.

Action. Review updated needs assessment. Consult with other agencies and social service organizations. Define scope of program and identify funding sources. Consider combining with the Neighborhood Improvement Corps. Prepare program for City Council or Redevelopment Agency approval. Apply for CDBG grant. Implement program.

Responsible Agency. Community Development Department, City Council, Redevelopment Agency.

Cost of Program. To be budgeted. Anticipate use of CDBG and redevelopment funds.

Time Frame: 1997/98

Program 5-2 Zoning And Building Regulation Of Permits To Correct Minor Housing Deficiencies For Elderly And Handicapped Residents

Purpose. The zoning ordinances provide no setback exceptions for ramps or wider decks needed for wheel chair accessibility. The current zoning and building fee schedules do not exempt or lower fees for these types of improvements.

Action. Process blanket fee waiver request of zoning clearance fee. Request Lake County Building Department to provide permit and inspection services at a reduced cost. Propose and process amendment to zoning regulations allowing certain temporary improvements to encroach into setback areas.

Responsible Agency. Community Development Department, Planning Commission, City Council, Lake County Building Department.

Cost of Program. Implementation has been programmed for staff time only as part of the annual review and update of the zoning regulations.

Time Frame. 1996/97.

Program 5-3 Loan Program For Moderate Repairs To Single Family Residences Owned By Elderly And Disabled

Purpose. The adopted redevelopment plan proposes potential funds for no or low-interest loans to elderly and disabled persons for completing moderate repairs or rehabilitation of their homes.

Action. Review updated needs assessment. Consult with other agencies and social service organizations. Define scope of program and identify funding sources. Prepare program for City Council or Redevelopment Agency approval. Apply for CDBG grant. Implement program.

Responsible Agency. Community Development Department, City Council, Redevelopment Agency.

Time Frame: On-going.

Program 5-4 Support Services For Elderly And Disabled Persons

Purpose. The majority of units within the City are single family residences. Since there is limited alternative housing, the City needs to support services which allow disabled and elderly residents to remain living in their single family homes for as long as possible. Support services can include transportation and assistance with meals and housekeeping.

Action. Continue to support Dial-A-Ride, the Senior Center and other programs providing support. Consider expansion of the City's support of services based upon need.

Responsible Agency. City Council, City Administrator.

Cost of Program. Part of the annual budget review and community reinvestment act process.

Time Frame. On-Going.

Program 5-5 Congregate Care And Group Housing For Elderly And Disabled Persons

Purpose. There is limited assisted housing within the City. This type of housing is needed to serve the full range of housing needs within the community.

Action. Obtain comments from the public, developers and other agencies about the need for and development of congregate care and group assisted housing. Review potential funding sources. If need and feasibility established, prepare program for City Council and/or Redevelopment Agency approval. Implement program which establishes type and level of City participation and funding.

Responsible Agency. City Council, Redevelopment Agency and staff.

Cost of Program. To be part of annual budget programming.
Promote congregate care

Time Frame. 1998/99.

Program 5-6 Promote Low Cost Child Care Facilities

Purpose. Child care is a substantial cost for low income female-headed households with children. The availability of lower cost child care will allow more income to be spent towards housing and other family needs.

Action. Obtain comments from the public and other agencies about the need for and development of child care. Consider amendment of zoning ordinance to encourage development of small and large child care facilities.

Responsible Agency. Community Development Department, Planning Commission, City Council.

Cost of Program. To be part of annual budget programming.

Time Frame. 1995/96 Fiscal year.

Program 5-7 Promote Low Cost Housing For Large Families

Purpose. Larger families have limited available units and more often overpay with respect to income for rent of units having three or more bedrooms. 3+ Child care is a substantial cost for low income female-headed households with children. The availability of lower cost child care will allow more income to be spent towards housing and other family needs.

Action. Obtain comments from the public and other agencies about ways to encourage builders to construct larger units for families. Consider amendment of zoning ordinance or programs to encourage development of these units.

Responsible Agency. Community Development Department, Planning Commission, City Council.

Cost of Program. To be part of annual budget programming.

Time Frame. 1999/2000.

Program 5-8 Site Selection For Emergency Housing For The Homeless

Purpose. Homeless persons require emergency or transitional housing. A problem in the past has been local neighborhood opposition to the establishment of these facilities in residential areas. General site selection and development standards are needed so that agencies such as North Coast Opportunities can select appropriate sites for this housing. This could include consideration of allowing emergency shelters as permitted uses in the Community Commercial zone.

Action. Obtain comments from the public and other agencies about the need and design requirements for this type of housing. Review previous applications for information on past controversies and how these issues should have been addressed. Develop site selection criteria and other standards which would reduce potential problems and assist in the development of shelter for the homeless.

Responsible Agency. Community Development Department, Planning Commission, City Council.

Cost of Program. To be part of annual budget programming.

Time Frame: 2000/2001

POLICY 6: TO PROMOTE FAIR HOUSING OPPORTUNITIES

OBJECTIVE: To provide information and assistance to the public regarding housing discrimination.

PROGRAMS FOR POLICY 6 - Promote Fair Housing

Program 6-1 Assistance To The Public Regarding Discrimination In Housing

Purpose. Information needs to be distributed and publicized to property owners and tenants regarding Fair Housing laws and assistance which is available in the case of housing discrimination.

Action. Continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. Coordinate with other agencies in the distribution of information and establishment of written procedures. Provide information to the public through posting and hand-outs about legal requirements and available means to redress grievances or violations. Provide referrals to Redwood Legal Assistance for very low and low income persons needing legal assistance regarding housing discrimination.

Responsible Agency. City Administration, Planning Department.

Cost of Program. Nominal staff costs.

Time Frame. On-Going.

POLICY 7: TO ENCOURAGE AND PROVIDE FOR PUBLIC PARTICIPATION IN THE REVIEW AND DEVELOPMENT OF LOCAL PROGRAMS AND ORDINANCES

OBJECTIVE: Solicit and encourage public comment and participation in the review and development of programs affecting existing and future housing in the City.

PROGRAM FOR POLICY 7 - PUBLIC PARTICIPATION

Program 7-1 General Plan Update

Purpose. Refer to Program 3-2 for information.

PROGRAM 7-2 Public review of development applications and other plans and policies regarding housing

Purpose. Obtain public input and encourage and facilitate participation by all economic segments of the community in the development of new plans and review of development applications prior to Planning Commission or City Council action.

Action. Consult with private and public agencies in the development of City plans and programs. Distribute draft plans to other public and private agencies for review and comment. Distribute and publish public notice in accordance with legal requirements. Post agendas at City Hall and the US Post Office. Provide information to newspapers on proposed and approved projects to assist in their preparation of news articles and as a means to inform the public and solicit participation. Provide loan copies of draft and adopted City plans and proposals.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff and noticing costs (paid by applicant for private development requests).

Time Frame. On-Going.

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CITY OF CLEARLAKE
HOUSING SURVEY AND INVENTORY
NEEDS ASSESSMENT SURVEY

PRESENTED TO:
CLEARLAKE CITY COUNCIL
JULY 1993

PERFORMED BY:
SHELLEY COMPANY
P O BOX 2692
CLEARLAKE, CALIFORNIA 95422
(707) 995-1725

ATT. A

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**HOUSING INVENTORY
AND HOUSING NEEDS ASSESSMENT
FOR THE
CITY OF CLEARLAKE**

Under contract the Shelley Company conducted a housing inventory survey and needs assessment survey for the City of Clearlake beginning in February 1993 and continuing through the month of July.

HOUSING SURVEY

The purpose of the survey was to conduct an inventory of existing housing units within the city limits. The data gathered is intended to determine the type and condition of housing units within the survey area which can be used to update information and data available to the city and for use in the preparation of applications for funding assistance available to the city.

HOUSING NEEDS ASSESSMENT

The purpose of the needs assessment survey is to provide a basis for assessing the needs of the community compared to the condition and availability of existing housing.

SHELLEY COMPANY

Both the housing and needs survey were conducted by the Shelley Company owners Joan Shelley Mingori, Tom Shelley and Robert Mingori. The principals gathered and compiled all information and data presented in this report. No outside surveyors or contract labor were employed in this effort to provide data as free as possible from many different perspectives and viewpoints.

The following report is broken into two parts beginning with the housing survey and followed by the needs assessment survey.

**HOUSING INVENTORY SURVEY
CITY OF CLEARLAKE**

SURVEY METHODS

We began with basic parcel data and information provided by the city from the assessors parcel information including parcel numbers, physical address, assessed value of improvements and the zip code of the property owner. Only parcels which showed an improved value greater than \$0.00 were gathered for survey.

In addition, information and maps were provided including copies of the 1990 housing inventory (for comparison purposes with the current data collected), parcel maps, and 1990 census maps which were used to create "survey areas" for this report. Those areas are outlined on census maps included as attachment "A".

A computer data base was then created with the basic parcel information and for the addition of the survey data. In total, data for 6707 individual parcel numbers was provided.

From various maps and other information additional information was added to each parcel record including zoning, census enumeration districts and the districts used in the 1990 survey for comparison purposes.

A "drive by" inspection of all improved property was conducted over approximately 3 months and property condition evaluated using criteria provided by the State Department of Housing and Community Development which is included in this report as Attachment "B".

In addition, at the time of survey we gathered additional information to assist in the evaluation of property condition and that of the surrounding neighborhood including the following:

TYPE OF RESIDENCY - Including designations for permanent owner occupied, vacation or vacant and rental property. The zip code data was used in large part to make this determination where a local zip code indicated permanent owner occupied and out of area zip codes indicated rental units. Obviously vacant or unoccupied properties were entered as vacation/vacant. Without a direct interview with each occupant or owner the information cannot be exact but is presented only as a reasonable assumption based on data and a visual inspection.

OCCUPANCY - Data was gathered to indicate single family dwelling, duplex or second unit, 3 to 4 units and 5 or more units. In addition, the total number of living units on any given parcel was recorded to enable tabulation of the total number of living units within the city.

TYPE OF CONSTRUCTION - Categories of type of construction included wood framed or masonry, mobile home, trailer and makeshift. Additional data was compiled to indicate the type of foundation (non-perimeter/MH, pier/post, slab/perimeter and other/unknown) and type of roof (pitched, pitched/wood, metal and flat).

AGE OF UNITS - Without direct interviews a completely accurate determination of age is not possible but based on an estimate the age of the units was broken down in ranges which included new to 5 years, 5-10 years, 10 to 20 years and 20 years plus.

DISABLED ACCESS - By visual inspection information was recorded indicating whether provisions for disabled person access had been made on the property.

GENERAL ACCESS - An indication was made as to whether the parcel was located on a paved or unpaved street.

OVERALL CONDITION - A general evaluation based on the overall condition of the property and going beyond the condition of the structures themselves including property appearance and evidence of property maintenance or lack thereof.

NEIGHBORHOOD - A general evaluation of the parcel in the context of the neighborhood in which it exists noting the condition of the surrounding dwellings and properties in the area.

All of the above information was gathered in "drive by" surveys and using direct entry into a computer data base or video recording of properties and data for entry at a later date. Copies of the computer data on disk are also being provided for use in later evaluation and correlation of data that may not be presented directly in this report.

NO SURVEY - From the original 6707 parcels on which data was provided 144 entries were deleted from the "803" parcel numbers representing mobile home parks. The actual parcel numbers for these properties are included in the remaining parcels and were surveyed. In addition, 609 parcels were not surveyed for one or more of the following reasons:

(1) Property was not improved with any living units. Since our initial data base included properties with an assessed value greater than \$0.00 it included properties where only a garage or shed constituted the improvements.

(2) Building removed.

(3) Commercial properties, businesses or properties with exclusive commercial uses.

(4) Inaccessible or unable to locate. Certain structures located on larger parcels where the structures were some distance from the road or not visible and parcels we were not able to locate from the street and parcel maps, particularly when no physical address was available.

(5) In a few instances property residents objected to any inspection of the property in question and these parcels were not surveyed.

A total of 57 parcels were added to the list during the course of the survey that were not indicated as improved from the assessors parcel information.

The total number of survey parcels was 6011 which represented a total of 7611 living units in the entire survey area. The following reports summarize the data collected in this survey.

An important distinction that should be made when reviewing data is that 6011 PARCELS were surveyed but that total number of parcels represented 7611 LIVING UNITS. All of the reports are based on the total number of living units which includes parcels with more than one dwelling unit.

HOUSING INVENTORY SURVEY
COMPARISON OF DATA COLLECTED
WITH 1990 HOUSING SURVEY

From the description provided in the 1990 housing survey data, the survey areas were entered into the data base for each parcel to make a comparison of totals in each area. The survey areas as defined in that report overlapped in some cases and did not correlate with the maps provided so a direct accurate comparison was difficult. There were 13 survey areas in that report and the comparison of total parcels within those areas as best as could be determined is as follows.

1990 DISTRICT NUMBER	1990 TOTAL PARCELS	1993 SURVEY TOTAL PARCELS	1993 TOTAL LIVING UNITS
1	625	641	717
2	387	379	473
3	443	676	982
4	144	168	159
5	551	866	1076
6	222	468	493
7	290	277	361
8	988	1487	1557
9	400	515	733
10	432	25	269
11	400	336	496
12	164	153	161
13	170	44	134
TOTALS	5240	6011	7611

A total of 771 additional parcels were surveyed in the current study with most serious discrepancy occurring in survey area number 8 which represents property east of Highway 53. In that one area a total of 499 additional parcels were surveyed representing an additional 569 living units.

HOUSING INVENTORY SURVEY

COMPARISON OF DATA COLLECTED WITH 1990 US CENSUS

The 1990 US Census reported a total of 7315 housing units which compares to our total of 7611 living units in the city.

The 1990 US Census reported a total of 3397 owner occupied housing units. Our survey estimates a total of 4764 permanent residents. Granted, this is based on only a visual inspection relying on (1) the zip code was local and (2) there were cars or some form of activity that indicated that the unit was currently occupied. The difference in these figures is, however, substantial.

The 1990 US Census reported a total of 1782 rental units and our survey estimated a total of 1494 units. Our estimate here was based on zip code of the owner (out of area) and through some conversations with tenants that we encountered. The figures here compare closely considering our basis for survey.

The 1990 US Census reported 2136 vacant or vacation homes where our survey concluded that there were only 1357 vacant/vacation living units. Again, the difference here is substantial.

The following chart compares the differences:

	1990 Census	1993 Housing Survey	Difference
Permanent	3397	4764	1367
Vacant/Vacation	2136	1357	779
Rental	1782	1494	(288)
Total	7315	7615	

The 1990 Census reports 300 less living units overall and 1367 fewer owner occupied units (which could be offset by the larger number of reported rental units). The reported number of vacation or vacant units is larger by 779 units. Overall our survey estimates potentially more than 1300 occupied living units than was reported in the 1990 Census.

NOTE: Our survey data does not allow for a vacancy factor which was incorporated in the 1990 Census data (5.6%) and the difference, therefore, could be smaller than indicated above.

Our survey was not intended to accurately review the 1990 Census figures and they are reported here as simply an rough estimate of a substantial difference between the two surveys.

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY 1993

ALL AREAS

EST NUMBER OF PARCELS 6011 EST NUMBER OF UNITS 7615

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	63%	4764
VACATION/VACANT	18%	1357
RENTAL	19%	1494

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	80%	6128
DUPLEX OR SECOND UNIT	3%	203
3 TO 4 UNITS	1%	49
5 OR MORE UNITS	4%	300
MOBILE HOME PARK	5%	403
RESORT/CONVERSION	7%	526

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	54%	4125
MOBILE HOME	40%	3040
TRAILER	6%	437
MAKESHIFT-OTHER	.2%	13

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	6%	429
5 TO 10 YEARS	14%	1083
10 TO 20 YEARS	46%	3479
20 PLUS	34%	2624

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	83%	6320
MINOR	7%	530
MODERATE	7%	526
SUBSTANTIAL	2%	153
BEYOND REHAB	1%	86

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	29%	2202
FAIR	60%	4540
BAD	11%	873

NUMBER OF PROPERTIES WITH DISABLED ACCESS 640 -- 8%
PROPERTIES ON UNPAVED STREETS 2528 -- 33%

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY 1993

AREA 6-869

A Small area located at Clearlake Park, approximately at San Joaquin and Arrowhead, towards Borax Lake.

AP BOOKS INVOLVED: Book 38

NUMBER OF PARCELS UNABLE TO SURVEY	14	NUMBER OF UNITS	17
	-0-		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	76.5%	13
VACATION/VACANT	17.6%	3
RENTAL	5.9%	1

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	100%	17
DUPLEX OR SECOND UNIT		-0-
3 TO 4 UNITS		-0-
5 OR MORE UNITS		-0-
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	94.0%	16
MORILE HOME	-0-	-0-
TRAILER	-0-	-0-
MAKESHIFT-OTHER	6%	1

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	5.9%	1
5 TO 10 YEARS	29.4%	5
10 TO 20 YEARS	11.8%	2
20 PLUS	52.9%	9

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOND	76.5%	13
MINOR	-0-	-0-
MODERATE	5.9%	1
SUBSTANTIAL	17.6	3
BYOND REHAB	-0-	-0-

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	29.4%	5
FAIR	47%	8
BAD	23.6%	4

NUMBER OF PROPERTIES WITH DISABLED ACCESS **-0-**

NUMBER OF UNITS ON UNPAVED ROADS **-0-**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY 1993

AREA 7-100

A large area starting at Clk Park and continuing east to Hwy 53, and north of Arrowhead Drive and Burns Valley Road.

AP BOOKS INVOLVED: Book 10, 38 & 39

NUMBER OF PARCELS	794	NUMBER OF UNITS	891
UNABLE TO SURVEY	5		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	63.3%	564
VACATION/VACANT	23.6%	210
RENTAL	13.1%	117

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	90.6%	807
DUPLEX OR SECOND UNIT	4.3%	38
3 TO 4 UNITS	.7%	6
5 OR MORE UNITS	4.0%	40
MOBILE HOME PARK	-0-	-0-
RESORT/CONVERSION	-0-	-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	34.7%	309
MOBILE HOME	57.6%	513
TRAILER	7.6%	68
MAKESHIFT-OTHER	.1%	1

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	13.2%	118
5 TO 10 YEARS	21.0%	187
10 TO 20 YEARS	45.3%	404
20 PLUS	20.5%	182

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	84.7%	755
MINOR	7.1%	63
MODERATE	6.3%	56
SUBSTANTIAL	1.4%	12
BEYOND REHAB	.6%	5

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	30.2%	269
FAIR	58.1%	518
BAD	11.7%	104

NUMBER OF PROPERTIES WITH DISABLED ACCESS 100

NUMBER OF UNITS ON UNPAVED ROADS 283

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - APRIL 1993

AREA 7-200

A large area east of Hwy 53 to the city limits and from the Ogallala Canyon area south to Davis Street and the area at the dam.

AP BOOKS INVOLVED: Book 10, & 39

NUMBER OF PARCELS UNABLE TO SURVEY	209 -8-	NUMBER OF UNITS	215
TYPE OF RESIDENCY	PERCENTAGE	NUMBER	
PERMANENT	76.3%	164	
VACATION/VACANT	15.8%	34	
RENTAL	7.9%	17	
OCCUPANCY	PERCENTAGE	NUMBER	
SINGLE FAMILY	99.1%	213	
DUPLEX OR SECOND UNIT	.9%	2	
3 TO 4 UNITS		-0-	
5 OR MORE UNITS		-0-	
MOBILE HOME PARK		-0-	
RESORT/CONVERSION		-0-	
TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER	
WOOD FRAMED/MASONRY	29.8%	64	
MOBILE HOME	62.3%	134	
TRAILER	7.4%	16	
MAKESHIFT-OTHER	.5%	1	
AGE OF UNITS	PERCENTAGE	NUMBER	
NEW 0-5 YEARS	6.5%	14	
5 TO 10 YEARS	22.8%	49	
10 TO 20 YEARS	51.6%	111	
20 PLUS	19.1%	41	
CONDITION OF UNIT	PERCENTAGE	NUMBER	
SOUND	87.0%	187	
MINOR	5.6%	12	
MODERATE	5.1%	11	
SUBSTANTIAL	2.3%	5	
BEYOND REHAB		-0-	
OVERALL CONDITION	PERCENTAGE	NUMBER	
GOOD	20.9%	45	
FAIR	72.1%	155	
BAD	7.0%	15	

NUMBER OF PROPERTIES WITH DISABLED ACCESS 7

NUMBER OF UNITS ON UNPAVED ROADS 143

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY 1993

AREA 7-300

A large area starting at the city limits at Oakmont following the shores of Clear Lake south to Clearlake Park.

AP BOOKS INVOLVED: Book 37.

NUMBER OF PARCELS	364	NUMBER OF UNITS	454
UNABLE TO SURVEY	-0-		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	61.4%	279
VACATION/VACANT	31.7%	144
RENTAL	6.9%	31

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	84.8%	385
DUPLEX OR SECOND UNIT	.7%	3
3 TO 4 UNITS		-0-
5 OR MORE UNITS	5.7%	26
MOBILE HOME PARK	7.0%	32
RESORT/CONVERSION	1.8%	8

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	80.4%	365
MOBILE HOME	19.4%	88
TRAILER	.2%	1
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	5.5%	25
5 TO 10 YEARS	15.5%	68
10 TO 20 YEARS	37.4%	170
20 PLUS	42.1%	191

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	87.7%	398
MINOR	7.3%	33
MODERATE	4.4%	20
SUBSTANTIAL	.2%	1
BEYOND REHAB	.4%	2

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	59%	268
FAIR	36.7%	167
BAD	4.3%	19

NUMBER OF PROPERTIES WITH DISABLED ACCESS **40**

NUMBER OF UNITS ON UNPAVED ROADS **37**

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CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY 1993

AREA 7-400

A small area located between Arrowhead and the shores of Clear Lake, east to Woodland and south to Lupcayoma.

AP BOOKS INVOLVED: Book 37 & 39

NUMBER OF PARCELS	414	NUMBER OF UNITS	592
UNABLE TO SURVEY	1		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	51.9%	307
VACATION/VACANT	21.6%	128
RENTAL	26.5%	157

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	71.3%	422
DUPLEX OR SECOND UNIT	2.7%	16
3 TO 4 UNITS	3.5%	21
5 OR MORE UNITS	6.3%	37
MOBILE HOME PARK	2.9%	17
RESORT/CONVERSION	13.3%	79

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	80.1%	474
MOBILE HOME	16.0%	95
TRAILER	3.7%	22
MAKESHIFT-OTHER	.2%	1

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	3.0%	18
5 TO 10 YEARS	4.4%	26
10 TO 20 YEARS	21.8%	129
20 PLUS	70.8%	419

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	68.7%	407
MINOR	8.2%	48
MODERATE	15.5%	92
SUBSTANTIAL	2.2%	13
BEYOND REHAB	5.4%	32

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	26.9%	159
FAIR	49.3%	292
BAD	23.8%	141

NUMBER OF PROPERTIES WITH DISABLED ACCESS 42
NUMBER OF UNITS ON UNPAVED ROADS 35

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY & MARCH 1993

AREA 7-588

A large area starting at Arrowhead and south of Burris Valley Rd to Olympic and Lakeshore Dr, east to Old Hwy 53.

AP BOOKS INVOLVED: Book 10 & 39

NUMBER OF PARCELS	348	NUMBER OF UNITS	489
UNABLE TO SURVEY	2		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	64.8%	265
VACATION/VACANT	17.8%	73
RENTAL	17.4%	71

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	90.5%	370
DUPLEX OR SECOND UNIT	1.7%	7
3 TO 4 UNITS	.7%	3
5 OR MORE UNITS	6.1%	25
MOBILE HOME PARK	-	-0-
RESORT/CONVERSION	1.0%	4

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	57.5%	235
MOBILE HOME	33.5%	137
TRAILER	8.5%	35
MAKESHIFT-OTHER	.5%	2

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	9.8%	40
5 TO 10 YEARS	15.2%	62
10 TO 20 YEARS	33.5%	137
20 PLUS	41.5%	170

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	78.5%	321
MINOR	7.4%	30
MODERATE	9.0%	37
SUBSTANTIAL	2.4%	10
BEYOND REHAB	2.7%	11

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	28.1%	115
FAIR	57.2%	234
BAD	14.7%	60

NUMBER OF PROPERTIES WITH DISABLED ACES	47
NUMBER OF UNITS ON UNPAVED ROADS	206

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - APRIL 1993

AREA 7-688

East of Hwy 53 to Bayles, south of Davis Ave to 32nd ave.

AP BOOKS INVOLVED: Book 41

NUMBER OF PARCELS UNABLE TO SURVEY	533	NUMBER OF UNITS	536
	1		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	71.0%	395
VACATION/VACANT	20.9%	116
RENTAL	8.1%	45

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	99.3%	552
DUPLEX OR SECOND UNIT	.7%	4
3 TO 4 UNITS		-0-
5 OR MORE UNITS		-0-
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	29.2%	162
MOBILE HOME	60.2%	335
TRAILER	10.6%	59
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	4.7%	26
5 TO 10 YEARS	18.9%	105
10 TO 20 YEARS	52.7%	293
20 PLUS	23.7%	132

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	85.6%	476
MINOR	6.3%	35
MODERATE	6.6%	37
SUBSTANTIAL	1.3%	7
BEYOND REHAB	.2%	1

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	16.0%	89
FAIR	75.0%	417
BAD	.9%	50

NUMBER OF PROPERTIES WITH DISABLED ACCESS **35**
NUMBER OF UNITS ON UNPAVED ROADS **432**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - APRIL 1993

AREA 7-700

East of Hwy 53 to Bayles, south of 32nd Ave to 18th ave.

AP BOOKS INVOLVED: Book 42

NUMBER OF PARCELS	398	NUMBER OF UNITS	416
UNABLE TO SURVEY	-0-		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	66.9%	278
VACATION/VACANT	25.2%	105
RENTAL	7.9%	33

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	96.2%	400
DUPLEX OR SECOND UNIT	3.8%	16
3 TO 4 UNITS		-0-
5 OR MORE UNITS		-0-
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	28.0%	83
MOBILE HOME	66.8%	278
TRAILER	12.7%	53
MAKESHIFT-OTHER	.5%	2

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	4.8%	20
5 TO 10 YEARS	14.7%	61
10 TO 20 YEARS	57.0%	237
20 PLUS	23.5%	98

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	84.4%	351
MINOR	8.2%	34
MODERATE	5.8%	24
SUBSTANTIAL	.7%	3
BEYOND REHAB	.9%	4

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	18.6%	77
FAIR	73.5%	306
BAD	7.9%	33

NUMBER OF PROPERTIES WITH DISABLED ACCESS **15**

NUMBER OF UNITS ON UNPAVED ROADS **360**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - APRIL 1993

AREA 7-800

East of Hwy 53 to Wilkerson south of 18th Ave to Cache Creek and Dam Rd.

AP BOOKS INVOLVED: Book 10 & 42

NUMBER OF PARCELS	43	NUMBER OF UNITS	52
UNABLE TO SURVEY	6		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	61.5%	32
VACATION/VACANT	17.3%	9
RENTAL	21.2%	11

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	80.8%	42
DUPLEX OR SECOND UNIT	9.6%	5
3 TO 4 UNITS		-0-
5 OR MORE UNITS	9.6%	5
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	63.5%	33
MOBILE HOME	32.7%	17
TRAILER	3.8%	2
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	5.8%	3
5 TO 10 YEARS	21.1%	11
10 TO 20 YEARS	40.4%	21
20 PLUS	32.7%	17

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	75.0%	39
MINOR	21.2%	11
MODERATE	3.8%	2
SUBSTANTIAL		-0-
BEYOND REHAB		-0-

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	23.1%	12
FAIR	63.4%	33
BAD	13.5%	7

NUMBER OF PROPERTIES WITH DISABLED ACCESS **4**

NUMBER OF UNITS ON UNPAVED ROADS **15**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - APRIL 1993

AREA 7-900

East of Hwy 53 to the city limits and south of Davis Ave to Cache Creek, and city limits, except for the portion at the Dam.

AP BOOKS INVOLVED: Book 10, 12, 41 & 42

NUMBER OF PARCELS	366	NUMBER OF UNITS	471
UNABLE TO SURVEY	15		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	53.7%	253
VACATION/VACANT	19.8%	93
RENTAL	26.5%	125

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	79.4%	374
DUPLEX OR SECOND UNIT	3.0%	14
3 TO 4 UNITS		-0-
5 OR MORE UNITS		-0-
MOBILE HOME PARK		83
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	25.5%	120
MOBILE HOME	64.3%	303
TRAILER	9.8%	46
MAKESHIFT-OTHER	.4%	2

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	3.8%	18
5 TO 10 YEARS	12.7%	60
10 TO 20 YEARS	61.4%	289
20 PLUS	22.1%	104

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	83.4%	393
MINOR	8.3%	39
MODERATE	5.9%	28
SUBSTANTIAL	1.5%	7
BEYOND REHAB	.9%	4

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	32.3%	152
FAIR	59.9%	282
BAD	7.8%	37

NUMBER OF PROPERTIES WITH DISABLED ACCESS **15**

NUMBER OF UNITS ON UNPAVED ROADS **322**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - MARCH 1993

AREA 8-100

West of Hwy 53 to Old Hwy 53, South of Old Hwy 53 at Burnis Valley to Lakeshore Drive.

AF BOOKS INVOLVED: Book 10, 39 & 41

NUMBER OF PARCELS	379	NUMBER OF UNITS	468
UNABLE TO SURVEY	1		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	63.7%	298
VACATION/VACANT	12.2%	57
RENTAL	24.1%	113

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	83.6%	391
DUPLEX OR SECOND UNIT	.4%	2
3 TO 4 UNITS		-0-
5 OR MORE UNITS	16.0%	75
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	66.2%	310
MOBILE HOME	26.3%	123
TRAILER	7.3%	34
MAKESHIFT-OTHER	.2%	1

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	12.8%	60
5 TO 10 YEARS	19.7%	92
10 TO 20 YEARS	45.3%	212
20 PLUS	22.2%	104

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	90.8%	425
MINOR	4.9%	23
MODERATE	2.5%	11
SUBSTANTIAL	1.8%	8
BEYOND REHAB	.2%	1

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	34%	159
FAIR	59.6%	279
BAD	6.4%	30

NUMBER OF PROPERTIES WITH DISABLED ACCESS **16**

NUMBER OF UNITS ON UNPAVED ROADS **233**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - MARCH 1993

AREA 8-200

A small area east of Maple/Laddel to Old Hwy 53 and south of Olympic Dr to Lakeshore Drive

AP BOOKS INVOLVED: Book 39, & 40

NUMBER OF PARCELS	501	NUMBER OF UNITS	532
UNABLE TO SURVEY	-0-		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	72.0%	383
VACATION/VACANT	15.4%	82
RENTAL	12.6%	67

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	98.9%	526
DUPLEX OR SECOND UNIT	1.1%	6
3 TO 4 UNITS		-0-
5 OR MORE UNITS		-0-
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	57.5%	306
MOBILE HOME	36.7%	195
TRAILER	5.8%	31
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	5.3%	28
5 TO 10 YEARS	16.7%	89
10 TO 20 YEARS	40.2%	214
20 PLUS	37.8%	201

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	84.4%	449
MINOR	6.8%	36
Moderate	6.8%	37
SUBSTANTIAL	.8%	4
Beyond Rehab	1.2%	6

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	25.4%	135
FAIR	68.2%	363
BAD	6.4%	34

NUMBER OF PROPERTIES WITH DISABLED ACCESS **38**
NUMBER OF UNITS ON UNPAVED ROADS **156**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - MARCH 1993

AREA B-300

Follows the shores of Clear Lake from Park/Lakeshore Dr, running east to Maple/Laddel, south from Olympic Dr. to Alvita.

AP BOOKS INVOLVED: Book 39, & 40

NUMBER OF PARCELS UNABLE TO SURVEY	341	NUMBER OF UNITS	482
	-0-		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	52.1%	251
VACATION/VACANT	20.9%	101
RENTAL	27.0%	130

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	70.5%	340
DUPLEX OR SECOND UNIT	3.9%	19
3 TO 4 UNITS	1.5%	7
5 OR MORE UNITS	2.3%	11
MOBILE HOME PARK		-0-
RESORT/CONVERSION	21.8%	105

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	75.5%	365
MOBILE HOME	19.1%	92
TRAILER	5.2%	25
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	1.7%	8
5 TO 10 YEARS	3.7%	18
10 TO 20 YEARS	24.5%	118
20 PLUS	70.1%	338

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	66.7%	321
MINOR	10.9%	52
MODERATE	10.0%	48
SUBSTANTIAL	10.1%	50
Beyond Rehab	2.3%	11

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	24.5%	118
FAIR	53.1%	256
BAD	22.4%	108

NUMBER OF PROPERTIES WITH DISABLED ACCESS **24**

NUMBER OF UNITS ON UNPAVED ROADS **102**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - MARCH 1993

AREA B-400

A very small area near city hall, east of Alvita to Laddel,
south of Uhl Ave to Pearl Ave.

AF BOOKS INVOLVED: Book 40

NUMBER OF PARCELS UNABLE TO SURVEY	202 -0-	NUMBER OF UNITS	216
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TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	85.2%	184
VACATION/VACANT	7.9%	17
RENTAL	6.9%	15

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	96.8%	203
DUPLEX OR SECOND UNIT	2.3%	5
3 TO 4 UNITS	.9%	2
5 OR MORE UNITS		-0-
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	69.0%	149
MOBILE HOME	24.1%	52
TRAILER	6.9%	15
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	1.9%	4
5 TO 10 YEARS	5.6%	12
10 TO 20 YEARS	36.0%	78
20 PLUS	56.5%	122

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	80.1%	173
MINOR	7.4%	16
MODERATE	10.2%	22
SUBSTANTIAL	.9%	2
BEYOND REHAB	1.4%	3

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	29.2%	63
FAIR	59.3%	128
BAD	11.5%	25

NUMBER OF PROPERTIES WITH DISABLED ACCESS 11
NUMBER OF UNITS ON UNPAVED ROADS 18

21

164

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - MARCH 1993

AREA 8-500

An area starting at the shores of Clear Lake east to Old Hwy 53, south of Alvita to Lellabelle.

AP BOOKS INVOLVED: Book 40

NUMBER OF PARCELS UNABLE TO SURVEY	372	NUMBER OF UNITS	514
	-0-		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	47.3%	246
VACATION/VACANT	19.5%	100
RENTAL	32.6%	168

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	72.2%	371
DUPLEX OR SECOND UNIT	7.4%	38
3 TO 4 UNITS	.6%	3
5 OR MORE UNITS	2.1%	11
MOBILE HOME PARK		-0-
RESORT/CONVERSION	17.9%	91

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	87.3%	449
MORILE HOME	10.7%	55
TRAILER	1.8%	9
MAKESHIFT-OTHER	.2%	1

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	2.0%	10
5 TO 10 YEARS	10.9%	56
10 TO 20 YEARS	23.5%	121
20 PLUS	63.6%	327

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	77.8%	400
MINOR	6.6%	34
MODERATE	10.1%	52
SUBSTANTIAL	5.1%	26
BEYOND REHAB	.4%	2

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	24.1%	124
FAIR	58.6%	301
BAD	17.3%	89

NUMBER OF PROPERTIES WITH DISABLED ACCESS **41**
 NUMBER OF UNITS ON UNPAVED ROADS **10**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - MARCH 1993

AREA 8-600

A very small area east of Old Hwy 53 to Hwy 53 and south of Lakeshore Dr. to Lakeview Ave and Crawford.

AF BOOKS INVOLVED: Book 40 & 41

NUMBER OF PARCELS UNABLE TO SURVEY	80 -0-	NUMBER OF UNITS	84
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TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	66.7%	56
VACATION/VACANT	26.2%	22
RENTAL	7.1%	6

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	100%	84
DUPLEX OR SECOND UNIT		-0-
3 TO 4 UNITS		-0-
5 OR MORE UNITS		-0-
MOBILE HOME PARK		-0-
RESORT/CONVERSION		-0-

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	67.9%	57
MOBILE HOME	23.8%	20
TRAILER	8.3%	7
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	6.0%	5
5 TO 10 YEARS	21.4%	18
10 TO 20 YEARS	47.6%	40
20 PLUS	25.0%	21

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	89.0%	75
MINOR	6.0%	5
MODERATE	5.0%	4
SUBSTANTIAL		-0-
BEYOND REHAB		-0-

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	23.8%	20
FAIR	70.2%	59
BAD	6.0%	5

NUMBER OF PROPERTIES WITH DISABLED ACCESS 4

NUMBER OF UNITS ON UNPAVED ROADS 41

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - MARCH 1993

AREA 8-788

A very small area east of Old Hwy 53 to Cass, south of Lakeview Ave to Old Hwy 53 and back over to Crawford.

AF BOOKS INVOLVED: Book 41

NUMBER OF PARCELS UNABLE TO SURVEY	162 1	NUMBER OF UNITS	173
TYPE OF RESIDENCY	PERCENTAGE	NUMBER	
PERMANENT	75.1%	130	
VACATION/VACANT	16.8%	29	
RENTAL	8.1%	14	
OCCUPANCY	PERCENTAGE	NUMBER	
SINGLE FAMILY	95.4%	165	
DUPLEX OR SECOND UNIT	2.3%	4	
3 TO 4 UNITS	2.3%	4	
5 OR MORE UNITS		-0-	
MOBILE HOME PARK		-0-	
RESORT/CONVERSION		-0-	
TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER	
WOOD FRAMED/MASONRY	64.2%	111	
MOBILE HOME	31.2%	54	
TRAILER	4.0%	7	
MAKESHIFT-OTHER	.6%	1	
AGE OF UNITS	PERCENTAGE	NUMBER	
NEW 0-5 YEARS	-0-	-0-	
5 TO 10 YEARS	9.8%	17	
10 TO 20 YEARS	46.3%	80	
20 PLUS	43.9%	76	
CONDITION OF UNIT	PERCENTAGE	NUMBER	
SOUND	85.5%	148	
MINOR	5.8%	10	
MODERATE	6.4%	11	
SUBSTANTIAL	.6%	1	
Beyond Rehab	1.7%	3	
OVERALL CONDITION	PERCENTAGE	NUMBER	
GOOD	16.2%	28	
FAIR	72.8%	126	
BAD	11.0%	19	

NUMBER OF PROPERTIES WITH DISABLED ACCESS **17**

NUMBER OF UNITS ON UNPAVED ROADS **50**

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY 1993

AREA 8-800

A very large area east of the shores of Clear Lake to Old Hwy 53, south of Lelabelle to Cache Creek and Hwy 53.

AP BOOKS INVOLVED: Book 10 & 40

NUMBER OF PARCELS	404	NUMBER OF UNITS	980
UNABLE TO SURVEY	2		

TYPE OF RESIDENCY	PERCENTAGE	NUMBER
PERMANENT	61.2%	600
VACATION/VACANT	1.4%	14
RENTAL	37.4%	366

OCCUPANCY	PERCENTAGE	NUMBER
SINGLE FAMILY	37.9%	371
DUPLEX OR SECOND UNIT	2.7%	26
3 TO 4 UNITS	.3%	3
5 OR MORE UNITS	7.0%	70
MOBILE HOME PARK	27.7%	271
RESORT/CONVERSION	24.4%	239

TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER
WOOD FRAMED/MASONRY	49.4%	484
MOBILE HOME	50.4%	494
TRAILER	.2%	2
MAKESHIFT-OTHER		-0-

AGE OF UNITS	PERCENTAGE	NUMBER
NEW 0-5 YEARS	2.8%	27
5 TO 10 YEARS	13.5%	132
10 TO 20 YEARS	78.6%	770
20 PLUS	5.1%	51

CONDITION OF UNIT	PERCENTAGE	NUMBER
SOUND	93.5%	916
MINOR	4.1%	40
MODERATE	2.4%	24
SUBSTANTIAL		-0-
BEYOND REHAB		-0-

OVERALL CONDITION	PERCENTAGE	NUMBER
GOOD	35.5%	348
FAIR	55.3%	548
BAD	8.6%	84

NUMBER OF PROPERTIES WITH DISABLED ACCESS 178

NUMBER OF UNITS ON UNPAVED ROADS 10

CITY OF CLEARLAKE
HOUSING CONDITION SURVEY

SURVEY DATE - FEBRUARY 1993

AREA 8-900

A small area east of Old Hwy 53 to Hwy 53, south of Crawford to Old Hwy 53 and Hwy 53, including the airport.

AP BOOKS INVOLVED: Book 10 & 42

NUMBER OF PARCELS UNABLE TO SURVEY	87 -0-	NUMBER OF UNITS	93
TYPE OF RESIDENCY	PERCENTAGE	NUMBER	
PERMANENT	71.0%	66	
VACATION/VACANT	21.5%	20	
RENTAL	7.5%	7	
OCCUPANCY	PERCENTAGE	NUMBER	
SINGLE FAMILY	95.7%	89	
DUPLEX OR SECOND UNIT	4.3%	4	
3 TO 4 UNITS		-0-	
5 OR MORE UNITS		-0-	
MOBILE HOME PARK		-0-	
RESORT/CONVERSION		-0-	
TYPE OF CONSTRUCTION	PERCENTAGE	NUMBER	
WOOD FRAMED/MASONRY	35.5%	33	
MOBILE HOME	59.1%	55	
TRAILER	5.4%	5	
MAKESHIFT-OTHER		-0-	
AGE OF UNITS	PERCENTAGE	NUMBER	
NEW 0-5 YEARS	4.3%	4	
5 TO 10 YEARS	16.1%	15	
10 TO 20 YEARS	57.0%	53	
20 PLUS	22.6%	21	
CONDITION OF UNIT	PERCENTAGE	NUMBER	
SOUND	78.4%	73	
MINOR	9.7%	9	
MODERATE	9.7%	9	
SUBSTANTIAL	1.1%	1	
BEYOND REHAB	1.1%	1	
OVERALL CONDITION	PERCENTAGE	NUMBER	
GOOD	17.2%	16	
FAIR	73.1%	68	
BAD	9.7%	9	
NUMBER OF PROPERTIES WITH DISABLED ACCESS		6	
NUMBER OF UNITS ON UNPAVED ROADS		75	

SURVEY COMMENTS

Generally the survey results show a housing stock that is somewhat older where 80% of the housing stock is over 10 years old and more than 30% beyond 20 years in age. The condition of the units overall is generally sound in most areas but there are some notable exceptions where the overall percentage of units in need of some rehabilitation exceeds 20%. The accompanying chart shows the survey area and the total of units whose condition rating was greater than 9 and the percent that total represents of the total units in the area.

The survey criteria often do not accurately represent the "overall" condition of the property including landscaping and property maintenance. An otherwise sound structure loses impact when surrounded by debris, junk cars and a generally poorly maintained property.

For each survey area and in the compilation of all areas we have included an "overall condition" rating which more accurately reflects the condition of the property. In this evaluation we found that more than 70% of the properties surveyed (overall) rated fair to poor in the general condition. Though largely an abatement problem, it nonetheless detracts dramatically from an otherwise sound structure.

Data that further supports this assertion is that the total number of living units requiring some form of exterior rehabilitation, which includes paint and siding, was 2034 or 31% or the total number of living units. Paint in itself is largely a cosmetic upgrade but can add dramatically to the overall impression a property gives.

The totals from another category, roofs, indicated that 1064 units, or 18%, needed some roof repair. Combining the total number of units needing siding or roof repairs or both the number of units totaled 2302 or 38% of the units surveyed.

With such a large number of units requiring exterior siding and roof repair, we had to ask why the overall number of units with a total rating of 10 or more was only 17%. The survey criteria for condition of units under roofing and siding allows point assignments for varying degrees of repair required.

For roofs, patching carries a point total of "5". The next higher rating for units requiring structural repair carries a "10" point total. There was no point assignment for simple replacement of the roof sheathing so without visible signs of sagging or decay our general evaluation was the lower of the two point assignments or a "5".

Similarly for siding where a "3" point total was allowed for repainting and a "5" for patching for repainting we found that paint alone was required.

Summing the two categories, in most cases, gave a total of less than "10". Assuming that the other rating categories reflected an otherwise sound structure, the total of these two categories alone was most often not high enough to reach the threshold of 10 to indicate that property rehabilitation was indicated yet the visual impact of these two categories would lead one to believe otherwise.

A total of 86 units were rated as beyond rehabilitation or in such poor condition that the cost of rehabilitation would far exceed the value of the property. This category includes, however, a number of "living units" that may have consisted of no more than a camper or small trailer that may or may not have even had power, water or septic services but nonetheless were being lived in. Again here an abatement procedure seems more appropriate than rehabilitation.

We also made a comparison of living unit condition based on whether the parcel was located on a paved road or not. The criteria of units with a rating of 10 or greater was used and we found that 65% of units rating 10 or more were on paved roads as opposed to 35% on unpaved roads. Unexpectedly, the ratio remained the same when the total number of living units was considered. There did not seem to be a correlation between the condition of the streets and the condition of the property.

The occupancy of the units surveyed was recorded in categories including single family, duplex or second unit, 3 to 4 units, 5 or more units, mobile home parks and resort conversions. In the categories 5 or more, mobile parks and resort conversions, a count was made of the total units from which we derived the total number of living units, 7611.

The totals reflect a rather large number of resort conversion properties where properties no longer viable as transient resorts have converted the use to permanent residency. Some properties area combination of transient units, permanent cabins or apartments, mobile homes, RV parks and even campgrounds. They seem to have a difficult time deciding what they want to be and the use often will vary depending on the time of year with greater emphasis being placed on the transient residency during the summer or tourist season.

Some of these properties have been "improved" as to appearance but many still lack the basic improvements required under current codes for single family units or apartments including insulation, proper foundations, wiring and plumbing.

These properties make up approximately 7% of the total "housing stock" in the City yet they do not fall into any one category and are difficult to classify and rate.

In comparing homes with wood frame construction versus mobile or modular construction we found that the ratio for all units surveyed was 54% to 40%. When only properties deemed to be in need of rehabilitation are totaled, the ratio of wood frame to mobile construction was 67% to 33% indicating a greater percentage of wood frame homes were in need of repair overall.

Comparing owner occupied units to rental or vacation units we found that 367 owner occupied units, or only 29% were deemed in need of repair indicating that rental or vacation properties are in much greater need of work.

SURVEY CONCLUSIONS

The survey supports the need for rehabilitation of living units in a number of areas within the City of Clearlake. A total of 1256 units or 17% were identified as in need of work. In some areas the percentage of sub standard units was substantially higher.

At the same time it should be noted that a substantially greater number of units (more than 70%) could benefit from improvements not directly related to the structural integrity of the living unit, particularly in the area of exterior maintenance and upkeep of the property.

We concur with the policies and objectives as set forth in the Draft Housing Element of the City of Clearlake General Plan (prepared July 1992—Attachment F) as it pertains to all housing within the City and would additionally make the following recommendations as to policies in the following area.

RESORT CONVERSION PROPERTIES

It would seem reasonable to rehabilitate those properties that would benefit from the help but to make a decision as to the specific allowable use, i.e. resort, mobile park, apartments, RV park or campground. Once determined, procedures should be set up to monitor further conversions and limit such changes in use where building codes for the specific use can not be met.

"Resort" properties represent 7% of the "housing stock" within the City and present some of the more formidable rehabilitation challenges in terms of unit size, condition and amenities.

OVERALL CONDITION REPORT--ALL AREAS
 UNITS BY AREA WITH CONDITION RATING GREATER THAN "9"

AREA	TOTAL UNITS	TOTAL UNITS GREATER THAN 9	PERCENT GREATER THAN 9
6-800	17	4	24%
7-100	891	131	15%
7-200	215	28	13%
7-300	454	48	11%
7-400	592	180	30%
7-500	409	88	22%
7-600	556	80	14%
7-700	416	65	16%
7-800	52	13	25%
7-900	471	78	17%
8-100	468	43	9%
8-200	532	82	15%
8-300	482	142	29%
8-400	216	43	20%
8-500	514	113	22%
8-600	84	9	11%
8-700	173	25	14%
8-800	980	64	7%
8-900	93	20	22%

ATTACHMENT B -PAGE 1
HOUSING CONDITION INVENTORY
SURVEY CRITERIA

1 - FOUNDATION

- 0 Existing foundation in good condition
- 15 Needs a partial foundation
- 25 Needs a complete foundation

#2 - ROOFING

- 0 Does not need repair
- 5 Needs patching
- 10 Needs structural repair
- 15 Roof structure needs replacement and re-roofing

#3 - SIDING

- 0 Does not need repair
- 3 Needs painting
- 5 Needs to be patched and re-painted
- 10 Needs to be replaced and painted

#4 - WINDOWS

- 0 No repair needed
- 5 In need of repair
- 10 In need of replacement

#5 - DOORS

- 0 No repair needed
- 1 Repainting needed
- 3 Replacement needed

POINT TOTALS:

FOUNDATION	-----
ROOFING	-----
SIDING	-----
WINDOWS	-----
DOORS	-----
TOTAL	-----

OVERALL CONDITION:

SOUND	9 or less
MINOR	10-15
MODERATE	16-39
SUBSTANTIAL	40-55
DILAPIDATED	56 and over

Note: A unit must receive 10 points or more to be counted as in need of rehabilitation.

DEFINITIONS FOR HOUSING CONDITIONS

SOUND - Unit appears well maintained and structurally sound. Siding, trim, windows, and doors should be in good condition with good exterior paint. The foundation and porch structure should appear structurally sound and there should be straight roof lines. Minor problems such as small areas of peeling paint, and other minor maintenance items are allowable.

MINOR - For purposes of the survey, the term "minor" is applied to those standard units that are structurally sound, but show signs of minor deferred maintenance or upkeep.

MODERATE - "Moderate" rehabilitation is defined as structurally sound, but with one or more systems needing rehabilitation.

SUBSTANTIAL - "Substantial" rehabilitation means replacing several major systems such as complete or partial foundation work, repairing or replacing exterior siding or reconstruction of roof sheathing prior to reroofing.

DILAPIDATED - Unit appears to have serious structural problems and will require major repairs. Generally the cost of repairs would exceed the value of the unit and replacement should be considered.

HOUSING SURVEY CODES

GENERAL ACCESS:

- "1" - Paved Road
- "2" - Dirt Road

HANDICAP ACCESS:

- "1" - Yes
- "2" - No

TYPE OF CONSTRUCTION:

- "1" - Wood Frame
- "2" - Masonry
- "3" - Mobile/Mfg Home
- "4" - Trailer/RV
- "5" - Makeshift

OCCUPANCY:

- "1" - Single Family
- "2" - Duplex
- "3" - 3-4 Units
- "4" - 5 or more units
- "5" - Mobile Park
- "7" - Resort/Perm/Combo

FOUNDATION TYPE:

- "1" - Non Perimeter/MH
- "2" - Pier/Post
- "3" - Slab/Perimeter
- "4" - Other/Unknown

ROOF TYPE:

- "1" - Pitched
- "2" - Pitched/Wood
- "3" - Metal
- "4" - Flat

CONDITION:

Foundations:

- "0" - Existing foundation in good condition
- "15" - Needs a partial foundation
- "25" - Needs a complete foundation

Roofing:

- "0" - Does not need repair
- "5" - Needs patching
- "10" - Needs structural repair
- "15" - Roof structure needs replacement and re-roofing

Siding:

- "0" - Does not need repair
- "3" - Needs repainting
- "5" - Needs patching and repainting
- "10" - Must be replaced and repainted

Windows:

- "0" - No repair needed
- "5" - In need of repair
- "10" - In need of replacement

Doors:

- "0" - No repair needed
- "1" - Repainting needed
- "3" - Replacement needed

AGE:

- "1" - 0-5 years (NEW)
- "2" - 5-10 years
- "3" - 10-20 years
- "4" - 20 plus years

OPINION:

General Condition: 1-2-3 (good to poor)

Neighborhood: 1-2-3 (good to poor)

ATTACHMENT "C"

HOUSING NEEDS ASSESSMENT SURVEY
CITY OF CLEARLAKE

Conducted by Shelley Company
P O Box 2692, 14111 Lakeshore Drive, Clearlake
(707) 995-1725

For the City of Clearlake
Department of Planning
(707) 994-8201

The City of Clearlake is in the process of requesting funds through government grants and loans for the purpose of

HOUSING NEEDS ASSESSMENT SURVEY
CITY OF CLEARLAKE

Conducted by Shelley Company
 P O Box 2692, 14111 Lakeshore Drive, Clearlake
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For the City of Clearlake
 Department of Planning
 (707) 994-8201

The City of Clearlake is in the process of requesting funds through government grants and loans for the purpose of rehabilitation of existing properties within the city limits. If the city qualifies for these programs, loans will be available for households, which are within the government income guidelines, to be used for necessary repairs and renovation of the homeowners property. Based on the information that is obtained through this survey, the City of Clearlake will submit an application for this program and other possible programs with the goal to improve our city and provide help to property owners where it is needed.

The information obtained in this survey will be kept confidential, and is not intended to infringe on anyone's privacy. The sole purpose of this information is to provide the necessary data for the government application process, and to assist the city for this and future programs that will enable the City of Clearlake to help property owners apply for low interest rate improvement loans as well as other programs that the city can qualify for that will improve our overall community by working with the property owners and their tenants.

Shelley Company has contracted with the City of Clearlake to conduct this survey as well as the general evaluation of condition of every home within the city limits. (You may have seen us in your area gathering data for this evaluation.) The following questionnaire is being directed to homes throughout the City of Clearlake at random and not by individual's names. Your cooperation in completing the following questions will be appreciated and will become an important part of any subsequent grant or loan applications made by the City. It is very important to have as much data as possible to get a representative picture for the various government programs. If you have any questions you can contact Shelley Company at (707) 995-1725 or the City of Clearlake, (707) 994-8201 and ask for Sandra Bonner or Robin Klingbeil.

HOUSING NEEDS ASSESSMENT SURVEY
CITY OF CLEARLAKE

NAME (OPTIONAL) _____

STREET ADDRESS _____

If you are NOT the owner of the property, please enter the name and address of the landlord.

LANDLORD _____

ADDRESS _____

1. How many persons live in your household? _____

2. Income information:

What was the total income in the last 12 months or income claimed in most recent Federal income tax filing for all the persons who currently live in your household? Please check the appropriate box.

9,999 or less 10,000 - 14,999 15,500 - 24,999 25,000 - 29,999 35,000 - 39,000
 (Include: wages before deductions, public assistance, unemployment benefits, social security, pensions, alimony, child support, net income from owning or operating a farm or business, any other source of income received regularly.)

3. Are your living quarters OWNED? RENTED?

4. Do you have physically or mentally handicapped persons residing in this household? Yes No

5. Do you have handicapped (wheel chair) access? Yes No

and do you need it? Yes No

6. Is the head of the household: (check all that apply)

Female Male Over 62 years White African/American
 American Indian/Alaskan Native Spanish/Hispanic Asian/Pacific Islander Other

7. If this program does get funded would you be interested in participating? Yes No

8. In which of the following areas would you be interested in making improvements to your property?

Foundation Drainage Paint Roof Structural Windows/Doors

Other _____

This survey has been mailed and/or delivered to selected households. If you know of someone who might benefit from such a program, please contact the Shelley Company at 995-1725 and we will provide them with a form to complete.

Thank you for your support. Your immediate response is very important. Please mail to:

Shelley Company
 c/o City of Clearlake
 P.O. Box 2440, Clearlake, CA 95422

36A

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SURVEY RESULTS

Overall the survey reveals that the housing stock of Clearlake is generally newer housing, and for the most part the units are in sound condition. There are, though, a number of substandard and dilapidated units, which are concentrated in a limited number of areas. These areas are 2, 3, 5, 9, and 10. The following table details the percentage of substandard and dilapidated units by area:

Area #	Unit #	% Substandard	% Dilapidated
1	625	1.9%	.1.9%
2	387	6%	10.8%
3	443	11%	3.6%
4	168	6%	.6%
5	551	6.7%	4.2%
6	222	2.7%	3.1%
7	290	2.8%	.0%
8	988	1.9%	1.9%
9	400	7.5%	6.3%
10	432	7.4%	.7%
11	400	.2%	.0%
12	164	3%	2.4%
13	170	1.6%	1.8%

The survey also revealed that the housing stock was almost equally divided between wood frame units and mobiles. In addition, certain areas are predominantly wood frame, while in others the vast majority of the housing stock is made up of mobiles. The following table documents the percentage of housing stock by construction type for each area:

Area #	Unit #	Wood Frame	Mobiles	Masonry	Makeshift
1	625	20.8%	78.6%	.5%	.1%
2	387	86.3%	11.4%	2.1%	.3%
3	443	73.8%	23.9%	1.8%	.5%
4	168	75%	23.8%	1.2%	.0%
5	551	65%	33.4%	.7%	.9%
6	222	61.7%	32.4%	2.3%	3.6%
7	290	55.1%	44.5%	.4%	.0%
8	988	21.7%	78.1%	.1%	.1%
9	400	67%	31%	.8%	1.2%
10	432	20.3%	77.8%	1.4%	.5%
11	400	99.6%	.0%	.2%	.0%
12	164	26.8%	71.4%	1.2%	.6%
13	170	17.6%	81.2%	1.2%	.0%

ATTACHMENT "E"

1900 Census of Population and Housing		Page
040 California		
160 > Clearlake city		
Total population.....	11,804	
SEX		
Male.....	5,644	
Female.....	6,160	
AGE		
Under 5 years.....	808	
5 to 17 years.....	2,033	
18 to 20 years.....	354	
21 to 24 years.....	403	
25 to 44 years.....	2,872	
45 to 54 years.....	1,058	
55 to 59 years.....	549	
60 to 64 years.....	782	
65 to 74 years.....	1,794	
75 to 84 years.....	970	
85 years and over.....	181	
Median age.....	40.9	
Under 18 years.....	2,841	
Percent of total population.....	24.1	
65 years and over.....	2,945	
Percent of total population.....	24.9	
HOUSEHOLDS BY TYPE		
Total households.....	5,179	
Family households (families).....	3,268	
Married-couple families.....	2,400	
Percent of total households.....	46.3	
Other family, male householder.....	198	
Other family, female householder.....	670	
Nonfamily households.....	1,911	
Percent of total households.....	36.9	
Householder living alone.....	1,630	
Householder 65 years and over.....	914	
Persons living in households.....	11,736	
Persons per household.....	2.27	
GROUP QUARTERS		
Persons living in group quarters.....	68	
Institutionalized persons.....	6	
Other persons in group quarters.....	62	
RACE AND HISPANIC ORIGIN		
White.....	10,748	
Black.....	514	
Percent of total population.....	4.4	
American Indian, Eskimo, or Aleut.....	214	
Percent of total population.....	1.8	
Asian or Pacific Islander.....	125	
Percent of total population.....	1.1	
Other race.....	203	
Hispanic origin (of any race).....	672	
Percent of total population.....	5.7	

ATTACHMENT "E"

1990 Census Of Population And Housing Summary Tape File 1A

040 California
160 Clearlake city

TENURE BY PERSONS PER ROOM

Universe: Occupied housing units

Owner occupied

0.50 or less.....	2,447
0.51 to 1.00.....	807
1.01 to 1.50.....	98
1.51 to 2.00.....	40
2.01 or more.....	5

Renter occupied

0.50 or less.....	873
0.51 to 1.00.....	715
1.01 to 1.50.....	128
1.51 to 2.00.....	46
2.01 or more.....	20

ATTACHMENT "E"

1990 Census Of Population And Housing Summary Tape File 1A

040 California
160 Clearlake city

TENURE BY AGE OF HOUSEHOLDER

Universe: Occupied housing units

Owner occupied

15 to 24 years.....	45
25 to 34 years.....	250
35 to 44 years.....	435
45 to 54 years.....	409
55 to 64 years.....	620
65 to 74 years.....	967
75 years and over.....	671

Renter occupied

15 to 24 years.....	208
25 to 34 years.....	443
35 to 44 years.....	372
45 to 54 years.....	217
55 to 64 years.....	178
65 to 74 years.....	205
75 years and over.....	159

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ATTACHMENT "E"

1990 Census of Population and Housing
 040 California
 160 Clearlake city

Page 41

Total housing units.....	7,315
OCCUPANCY AND TENURE	
Occupied housing units.....	5,179
Owner occupied.....	3,397
Percent owner occupied.....	65.6
Renter occupied.....	1,782
Vacant housing units.....	2,138
For seasonal, recreational, or occasional use.....	1,482
Homeowner vacancy rate (percent).....	5.6
Rental vacancy rate (percent).....	7.7
Persons per owner-occupied unit.....	2.15
Persons per renter-occupied unit.....	2.49
Units with over 1 person per room.....	337
UNITS IN STRUCTURE	
1-unit, detached.....	3,333
1-unit, attached.....	91
2 to 4 units.....	237
5 to 9 units.....	160
10 or more units.....	115
Mobile home, trailer, other.....	3,379
VALUE	
Specified owner-occupied units.....	1,548
Less than \$50,000.....	365
\$50,000 to \$99,000.....	858
\$100,000 to \$149,000.....	18
\$150,000 to \$199,999.....	101
\$200,000 to \$299,999.....	36
\$300,000 or more.....	6
Median (dollars).....	68,200
CONTRACT RENT	
Specified renter-occupied units paying cash rent.....	1,693
Less than \$250.....	416
\$250 to \$499.....	1,165
\$500 to \$749.....	108
\$750 to \$999.....	3
\$1,000 or more.....	1
Median (dollars).....	323
RACE AND HISPANIC ORIGIN OF HOUSEHOLDER	
Occupied housing units.....	5,179
White.....	4,799
Black.....	200
Percent of occupied units.....	3.9
American Indian, Eskimo, or Aleut.....	77
Percent of occupied units.....	1.5
Asian or Pacific Islander.....	41
Percent of occupied units.....	0.8
Other race.....	62
Hispanic origin (of any race).....	227
Percent of occupied units.....	4.4

ATTACHMENT "E"

1990 Census Of Population And Housing Summary Tape File 1A

040 California
160 Clearlake city

TENURE BY PERSONS IN UNIT

Universe: Occupied housing units

Owner occupied

1 person.....	1,045
2 persons.....	1,545
3 persons.....	361
4 persons.....	255
5 persons.....	120
6 persons.....	43
7 or more persons.....	28

Renter occupied

1 person.....	585
2 persons.....	475
3 persons.....	307
4 persons.....	213
5 persons.....	125
6 persons.....	53
7 or more persons.....	24

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GOAL

To provide safe and affordable housing for all persons by addressing the current deficiencies and planning for the future needs.

POLICIES AND OBJECTIVES

In compliance with State laws and to achieve the State's housing goals as stated within the introduction of this document, the City of Clearlake adopts the following policies:

1. To encourage development of new housing for all income groups.
2. To promote diversity of housing types - stick built houses, manufactured homes, rental apartments - in compatible and agreeable arrangements.
3. To provide adequate and sufficient sites for the development of all types of housing.
4. To improve infrastructure needed for housing, including streets, drainage, flood control, sewer and water system improvements.
5. To conserve housing for low and moderate income people.
6. To provide for the special housing needs of the people, including the elderly, persons with disabilities and the homeless.
7. To promote energy conservation in housing design and siting.
8. To promote attractive residential neighborhoods.
9. To promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
10. To encourage and provide for public participation in the review and development of local programs and ordinances related to the development of housing opportunities and projects.

GUIDELINES FOR HOUSING

GENERAL PLAN MAP DESIGNATIONS FOR HOUSING - The housing land use categories are intended to allow in-fill on existing parcels in areas where the majority of the lots are developed, and encourage merger of lots in areas where many lots are undeveloped (6.01)

Very Low Density Residential - This category is applied to the few areas in the city where there are existing large lots subdivisions. The permitted densities require one and one-quarter acres to ten acres of land per dwelling unit (6.02).

Zone District - Residential, 1-1/4 to 10 acres per dwelling. Examples of Permitted Uses - Single family residences, household gardening and animal raising, home occupations, small orchards, vineyards, and small scale enterprises conducted as home occupations (6.13).

Low Density Residential - This category includes most of the lower density subdivisions which make up the bulk of the residential development pattern in Clearlake and applies to existing subdivisions where substantial development has already occurred and in-fill of existing lots served by water, sewers and paved roads is planned. The allowable density ranges from 4,000 square feet to one and one-quarter acres per dwelling unit, or about one to eleven units per gross acre (6.03)

Zoning District - Residential, 4000 square feet to 1-1/4 acre per dwelling. Examples of Permitted Uses - Single family residences, home occupations by special use permit (6.14).

High Density Residential - This category applies to those areas in the community where multi-unit housing, at densities up to 20 units per acre, can be located if adequate sewer and water service can serve the site; the proposed project is compatible with surrounding land uses; and, specific site standards are met, such as off-street parking, installed and maintained landscaping, on-site low rise lighting, private open space, and paved roads, driveways and parking areas (6.04).

Zoning District - Residential High Density, 10 to 20 units per acre. Examples of Permitted Uses - See paragraph 6.16 (6.15).

DENSITY - In reviewing development proposals, the City will presume that the lowest density permitted by the General Plan is the density which should be approved. If the applicant demonstrates that site planning and engineering will be accomplished in a manner that respects construction conditions at the site, and that building orientation and appearance are appropriate to the site and

its context, a higher density may be approved. General Plan densities for specific properties will be calculated on the basis of net developable land (6.05).

NON-CONFORMING LOTS - Nonconforming lots are lots which do not meet standards for size, frontage or other established requirements. Many nonconforming lots exist in Clearlake. Merger of adjoining lots under common ownership is encouraged throughout the City. Merger of adjoining nonconforming lots under common ownership where a new unit is to be served by septic should be required (6.06).

MANUFACTURED HOMES - Single family manufactured homes may be developed in any residentially-designated areas of the city to standards specified in the zoning ordinance. No distinction shall be drawn between stick-built and manufactured homes (6.07).

MULTI-UNIT HOUSING - Multi-unit housing may be developed in high density residential districts and in community commercial districts with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, sewers and paved roads, driveways and parking area (6.08).

MOBILE HOME PARKS - New mobile home parks may be developed in low and medium density residential areas with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, power, private and/or common storage sheds, and paved roads, driveways and parking area (6.09).

RENTAL HOUSING - Rental housing is needed in Clearlake and will be encouraged (6.10).

HOUSING REHABILITATION - Rehabilitation and maintenance to improve the quality of existing housing will be encouraged (6.11).

"SUBURBAN" TYPE NEIGHBORHOODS - Neighborhoods with paved streets, walkways or sideways, street trees, and deep lawns provide housing opportunities of a kind not readily available in Clearlake and should be encouraged (6.12).

LAND AVAILABILITY - The City shall make available information on building sites available for multiple family housing project development.

ATTACHMENT "F"

SPECIAL NEEDS - Development of projects providing housing for households having special needs shall be encouraged. Households having special housing needs include the elderly, the disabled, and female headed households with children.

FAIR HOUSING - The City shall promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.

PUBLIC PARTICIPATION - The City review of planned development and development regulations shall encourage public participation in the process.

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CITY OF CLEARLAKE
HOUSING SURVEY AND INVENTORY
NEEDS ASSESSMENT SURVEY

PRESENTED TO:
CLEARLAKE CITY COUNCIL
JULY 1993

PERFORMED BY:
SHELLEY COMPANY
P O BOX 2692
CLEARLAKE, CALIFORNIA 95422
(707) 935-1725

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HOUSING NEEDS ASSESSMENT
CITY OF CLEARLAKE

SHELLEY COMPANY
14111 LAKESHORE DRIVE, CLEARLAKE
(707) 995-1725

The purpose of the needs assessment survey was to help the city more accurately determine specific needs and mobility requirements of the residents of Clearlake. Along with a random mailing, several weeks were spent conducting personal surveys with residents in the areas where more than 20% of the homes were in need of rehabilitation as determined by the housing inventory. The responses through these personal interviews were not particularly positive, where many people wanted to look the survey over, and indicated they would mail it into the city. Many did not. Others had fears of government coming out to inspect their homes, and many tenants didn't care, for they weren't sure how long they would be living in the property we were surveying.

We conducted the survey on many different types of properties, some in good condition, most in need of help. In some cases with properties in need of rehabilitation we found the residents were not interested in participating in the survey. This most often occurred with rental properties. In other cases, homeowners and tenants were very happy to hear there might be help available to them, and most needed the help now.

The questionnaire (exhibit C attached) was developed to encourage a real response from a random mailing without infringing on individual rights or privacy. The survey contact list was a random computer selection of residential units from the housing inventory. Shelley Company developed the needs survey form from examples supplied to them from the City of Clearlake. The City and the North Coast Opportunity office reviewed the survey and some of their comments and suggestions were incorporated in the content of the survey.

The original survey list consisted of 414 names and addresses. Seven additional properties were added from requests received. Of the 421 questionnaires 67 were hand delivered. We identified these 67 as possible absentee owners with tenants living on the property. In addition, we personally surveyed or attempted to survey another 150 residents due to the poor response to the mailing. Our purpose was to encourage response from renters as well as home owners. The results of the mailing and the hand deliveries were as follows:

Items mailed	421
Less returned by the Post Office	26
<hr/>	
NET POSSIBLE BY MAIL	395 *
Hand delivery attempts	217
Less undeliverable	15
Residents requests while in field	18 *
<hr/>	
NET HAND DELIVERED	220
* Total possible responses	545
Completed forms returned	119
<hr/>	
RETURN FORMS	21.8 *

The housing needs assessment survey forms which were returned to us were compiled on computer and the following conditions were derived from that data. With this final report Shelley Company is including returned survey forms in addition to a computer disc for the City's future use.

At the end of the report, Shelley Company will offer some suggestions and possible conclusions derived from these reports and from the many people we talked to while we were conducting the housing needs survey.

Question #1 requested the number of persons in the household. The average household size was determined to be 2.75 persons.

Question #2 requested information on household income. The data supplied was analyzed as follows: We found a large number of senior citizens not willing to supply this information.

9,999 or less given a [1] value
 10,000 to 14,999 given a [2] value
 15,000 to 24,999 given a [3] value
 25,000 to 29,999 given a [4] value
 over 35,000 given a [5] value

The average was 2.25 or \$ 14,375.00 per household.

Question #3 asked for the residents to identify themselves as either the property owner or as a renter.

OWNED	RENTED
108	19
84.8 %	16.8 %

Question #4 pertained to the existence of handicapped and/or disabled persons residing at the residence in question.

YES	NO
38	81
32.8 %	68.8 %

Question #5 was a two part question. Both part A established the existence of wheel chair access and part B the residents estimate of need of wheel chair access.

PART A	YES	NO
	18	189
	8.4 %	92.0 %
PART B	14	185
	11.8 %	88.2 %

Question #6 asked for a response as to the physical makeup of the head of the household.

	MALE	FEMALE	X / ttl
	81 / 68.8%	37 / 32.8%	100
AGE OVER 62	38 / 77.8%	11 / 23.0%	41.2
WHITE	72 / 69.2%	32 / 30.8%	87.39
AFRICAN/AMERICAN	6 / 100%	0 / 0%	5.04
AMERICAN INDIAN/ ALASKAN NATIVE	0 / 0	0 / 0	0
SPANISH/HISPANIC	1 / 0	0 / 0	.84
ASIAN/PACIFIC ISLANDER	1 / 50.0%	1 / 50.0%	1.68
OTHER	1 / 50.0%	1 / 50.0%	1.68

Question #7 asked for those to respond in a positive manner if they were interested in participating in such a program as was described if it was to become available.

YES	NO
88	39
67.2 %	32.8 %

Question #8 requested those list the areas they felt needed help. Of the positive responses on the participation question, the needs were rated as follows:

	QUANTITY	PERCENTAGE
FOUNDATION	33	41.3
DRAINAGE	18	22.5
PAINT	36	45.0
ROOF	43	56.3
STRUCTURAL	12	15.0
WINDOWS/DOORS	28	35.0
OTHER	46	57.5

Cross Reference Notes

18.75% of those interested in the program were renters. 40.0 % of those had handicapped persons in their homes, and needed both paint and roof help. As noted above, the two highest categories where help was needed were roof and paint.

A further breakdown of those interested in the program is as follows:

	QUANTITY	PERCENTAGE
MALE	49	61.3
FEMALE	31	38.7
MALE & OVER 62	22	27.5
FEMALE & OVER 62	8	10.0
MALE OVER 62 + HDCP	8	10.0
FEMALE OVER 62 + HDCP	5	6.3

Over half of those that were interested in the program were over 62 years old.

Over 57.0% of those interested needed roof help.

Responses from this survey did not clearly indicate and pinpoint the extent of help required in the area of physical and disable handicap access.

Conclusions of the Needs Assessment

The results of the housing needs assessment afford the reader some very clear conclusions.

While the response rate was not what we had anticipated, those who did respond substantiated a need for rehabilitation of residential units in the City of Clearlake. Most often mentioned as problems to be addressed included roof and paint. The structural integrity of residential units as graded by those responding was not a primary concern and would seem to be the least important area to be concerned with.

There is a large number of residents over 62 years old and handicapped that are in need of assistance.

There is a need to help those residents requiring wheel-chair access that do not have it at the present time. Further study could be done to determine how to pinpoint who these people are. Other agencies, P G & E, California DMV, Telephone Companies, TV Cable company, etc. who have programs to help those in need of assistance in other areas may have information which would help identify some of these people.

There were also a number of single mothers with disabled children. Again, this survey did not go into details as to the extent of the disability.

Conversations with the many different people we came in contact with reflect that even though they may need or want help, there is some fear of asking for help. Of the questionnaires delivered by hand, many people said they would respond and appeared very anxious for assistance, but the response rate did not reflect this interest.

In driving through the community, we were continually stopped and questioned as to what we were doing. In almost every case questions about getting roads paved or the abatement of neighborhood problems arose. It was through these contacts that additional possible survey respondents were identified and copies of the survey forms were delivered to them.

The city may continue to receive survey forms in the mail, for there were many residents that said they would fill them out and return them when they had time.

The Shelley Company will supply to the City of Clearlake all the files generated in the Housing Inventory (on computer disc) and will be included as a part of this report should further study be required or desired. This should provide a good basis for further study and analysis.

HOUSING NEEDS ASSESSMENT SURVEY
CITY OF CLEARLAKE

Conducted by Shelley Company
P O Box 2692, 14111 Lakeshore Drive, Clearlake
(707) 995-1725

For the City of Clearlake
Department of Planning
(707) 994-8201

The City of Clearlake is in the process of requesting funds through government grants and loans for the purpose of rehabilitation of existing properties within the city limits. If the city qualifies for these programs, loans will be available for households, which are within the government income guidelines, to be used for necessary repairs and renovation of the homeowners property. Based on the information that is obtained through this survey, the City of Clearlake will submit an application for this program and other possible programs with the goal to improve our city and provide help to property owners where it is needed.

The information obtained in this survey will be kept confidential, and is not intended to infringe on anyone's privacy. The sole purpose of this information is to provide the necessary data for the government application process, and to assist the city for this and future programs that will enable the City of Clearlake to help property owners apply for low interest rate improvement loans as well as other programs that the city can qualify for that will improve our overall community by working with the property owners and their tenants.

Shelley Company has contracted with the City of Clearlake to conduct this survey as well as the general evaluation of condition of every home within the city limits. (You may have seen us in your area gathering data for this evaluation.) The following questionnaire is being directed to homes throughout the City of Clearlake at random and not by individual's names. Your cooperation in completing the following questions will be appreciated and will become an important part of any subsequent grant or loan applications made by the City. It is very important to have as much data as possible to get a representative picture for the various government programs. If you have any questions you can contact Shelley Company at (707) 995-1725 or the City of Clearlake, (707) 994-8201 and ask for Sandra Bonner or Robin Klingbell,

HOUSING NEEDS ASSESSMENT SURVEY
CITY OF CLEARLAKE

NAME (OPTIONAL) _____

STREET ADDRESS _____

If you are NOT the owner of the property, please enter the name and address of the landlord.

LANDLORD _____

ADDRESS _____

1. How many persons live in your household? _____

2. Income information:

What was the total income in the last 12 months or income claimed in most recent Federal income tax filing for all the persons who currently live in your household? Please check the appropriate box.

9,999 or less 10,000 - 14,999 15,500 - 24,999 25,000 - 29,999 35,000 - 39,000
(Include: wages before deductions, public assistance, unemployment benefits, social security, pensions, alimony, child support, net income from owning or operating a farm or business, any other source of income received regularly.)

3. Are your living quarters OWNED? RENTED?

4. Do you have physically or mentally handicapped persons residing in this household? Yes No

5. Do you have handicapped (wheel chair) access? Yes No

and do you need it? Yes No

6. Is the head of the household: (check all that apply)

Female Male Over 62 years White African/American
 American Indian/Alaskan Native Spanish/Hispanic Asian/Pacific Islander Other

7. If this program does get funded would you be interested in participating? Yes No

8. In which of the following areas would you be interested in making improvements to your property?
 Foundation Drainage Paint Roof Structural Windows/Doors

Other _____

This survey has been mailed and/or delivered to selected households. If you know of someone who might benefit from such a program, please contact the Shelley Company at 995-1725 and we will provide them with a form to complete.

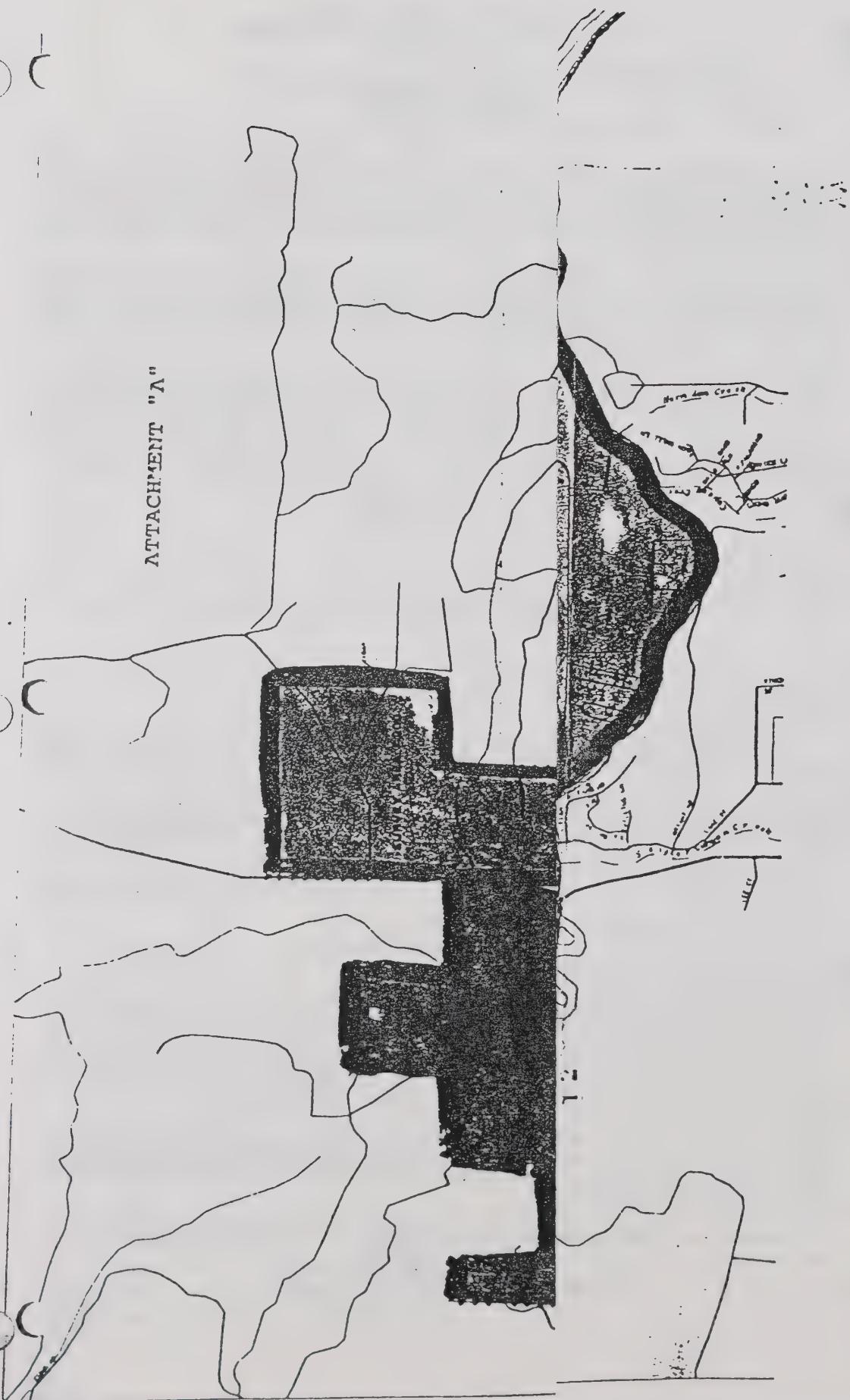
Thank you for your support. Your immediate response is very important. Please mail to:

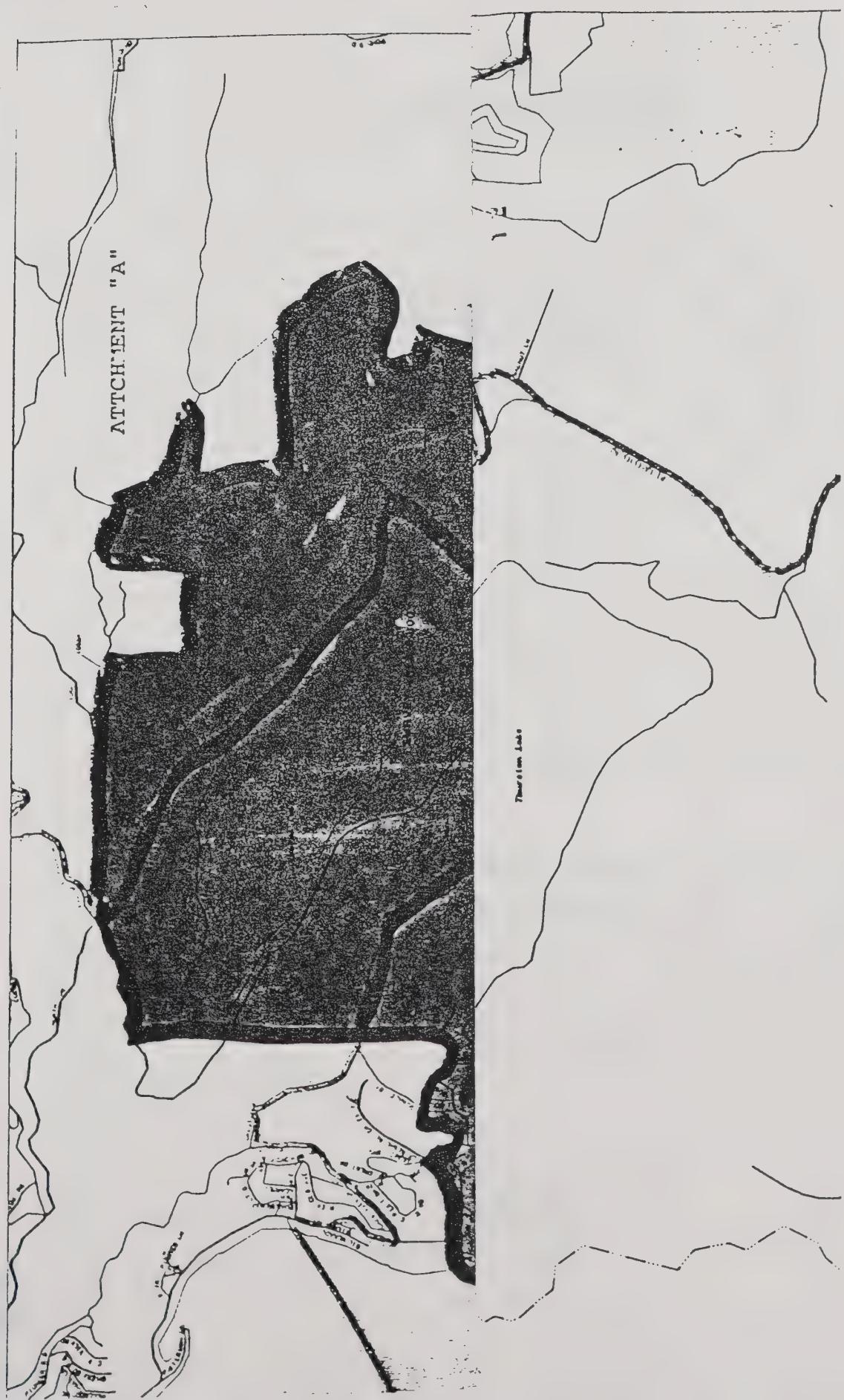
Shelley Company
c/o City of Clearlake
P.O. Box 2440, Clearlake, CA 95422

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ATTACHMENT "A"





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CITY OF CLEARLAKE
HOUSEHOLD NEEDS
SURVEY REPORT

PRESENTED TO:
CLEARLAKE CITY COUNCIL

PREPARED BY:
RURAL COMMUNITIES
HOUSING DEVELOPMENT CORP.

AUGUST 30, 1990

Accepted by the Clearlake City
Council at its meeting of
9-10-90

B-1

200

HOUSEHOLD NEEDS SURVEY
OF THE CITY OF CLEARLAKE

This survey is a follow-up to the Housing Conditions Survey of the City of Clearlake, which documented the number of substandard dwellings in the city. Based on the results of this initial survey specific areas with the largest number of substandard units in the city were selected to be the target areas for a Community Development Block Grant application. As part of the process to prepare the application a survey of households within these target areas had to be prepared. Working with the City Administrator a survey form was prepared together with guidelines on how the survey should be conducted. A copy of the survey form used is attached to this report. The surveyor did the actual door to door survey work in July, 1990. The boundaries of the target area are delineated in the attached map.

This Household Needs Survey is the second objective or product to be completed by RCHDC in accord with its contract with the City of Clearlake. This work was done under a grant from the State Housing Community Development Department to the City of Clearlake, who in turn, subcontracted the work to RCHDC. The purpose of this survey is to produce data, which will be used to develop an application for a Community Development Block Grant to be submitted to the State Housing Community Development Department. The purpose of the grant would be to improve community services and housing conditions for the low and moderate income population.

There were 246 units identified in the Housing Conditions Survey as needing some rehabilitation work in the designated target area. The type of work ranged from minor to substantial, and in some cases, units were classified as dilapidated. Of the 246 units needing rehab 157 were surveyed in the Household Needs Survey conducted in July of this year. A surveyed household is one where the surveyor made direct contact with a member of the household and obtained an answer to one or more of the questions on the survey sheet, or a resident returned a questionnaire that had been left at his/her house. The results of this survey were the following:

157	Responded to Survey
2	Refused to Respond
87	No Response
246	Total units to be surveyed

In regard to the category of those who did not respond it should be noted that the surveyor obtained information from neighbors that 67 of these units were occupied on a seasonal basis. If that figure is accurate it means that 27% of the units that were included in the survey were occupied on a seasonal basis. In addition, approximately 10 units appeared to be vacant. With 157 of the units responding to the survey, this amounted to a response rate of approximately 64%.

Table I below details Household Income by Category and Source. This table documents that 81% of the households surveyed had income levels below 80% of the county median income. What was equally striking was the fact that 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by HUD guidelines.

This same table details the sources of income by household. Approximately 43.3% of the households surveyed listed wages as their source of income. Another 39% of the households surveyed stated that social security was their source of income. When measuring only the low income population-- these numbers change. Of the low income category (ie, combining 50% of MI and 80% of MI) 46.5% of the households depended on social security as their source of income, while 37% depended on wages. Only 14% of the low income households listed AFDC as their source of income.

TABLE I
HOUSEHOLD INCOME BY CATEGORY & SOURCE

	AFDC	RETIRE	SOC SEC	WAGES	TOTAL
50% Med. Income	18	1	41	10	70
80% Med. Income	0	2	18	37	57
Above 80% of MI	0	7	2	21	30
Total	18	10	61	68	157

Table II below details Owner/Renter Status by Income Category. This table reveals that 54% of those surveyed were owners of their homes. Of those who owned their own homes 77.6% were low income, while 41.2% of them would be classified as very low income, ie, 50% of the county median income.

TABLE II
OWNER/RENTER STATUS BY INCOME CATEGORY

	OWNER	RENTER	TOTAL
50% Med. Income	35	35	70
80% Med. Income	31	26	57
Above 80% MI	19	11	30
Total	85	72	157

Table III documents Survey Groups by Income Category. Percentage profiles of these groups are highlighted below:

- *Over 62 households constituted 41.4% of the total number of households; 89.2% of these households were low income, and 52.3% would be classified as very low income.
- *Female Head of Households constituted 34.6% of the total number of households; 96.3% of these households were low income, and 74% would be classified as very low income.
- *Minority households were 19.2% of the total number of households; 93.3% of these households were low income, and 64.3% would be classified as very low income.
- *Handicapped households were 23% of the total number of households; 86% of these households were low income, and 72.4% would be classified as very low income.

CAUTIONARY NOTE: it should be noted the survey group numbers in Table III should not be viewed as mutually exclusive categories. For example, some Female Head of Households may also be counted in the Minority category, and similarly, some Over 62 may be counted among the Handicapped. Consequently, when the number of households by category are added up they exceed the total number of households surveyed. It is better to view these categories as indicators of the composition of the households surveyed, rather than absolute figures.

TABLE III
SURVEY GROUPS BY INCOME CATEOGRY

	50% MI	80% MI	Over 80%	TOTAL
Over 62	34	24	7	65
Female Head/House	40	12	2	54
Minority	18	10	2	30
Handicapped	24	7	5	36

Table IV details Owner/Renter Status by Survey Group. Percentage profiles of these groups are highlighted below:

*Among the Over 62 category 84.6% are owners, while only 15.4% are renters.

*Approximately 77% of the Female Head of Households are owners, while only 23% are renters.

*Of the Minority Households only 40% are owners, and 60% were renters.

*Approximately 77% of the Handicapped Households are owners, and 23% are renters.

The cautionary note for Table III applies equally to Table IV.

TABLE IV
OWNER/RENTER STATUS BY SURVEY GROUP

	OWNERS	RENTERS	TOTAL
Over 62	55	10	65
Female Head/House	30	24	54
Minority	12	18	30
Handicapped	22	14	36

The condition of the units surveyed is displayed in Table V House Type and Condition for Target Area. This table reveals that 100% of the substandard units (all except dilapidated) are of wood frame construction. Approximately 65% of the dilapidated are also of wood frame construction, while the remaining 35% are mobiles. In terms of a percentage of the units surveyed the categories were the following: 16% minor, 38% moderate, 12% substantial, and 34% dilapidated.

TABLE V
HOUSE TYPE & CONDITION FOR TARGET AREA

	MOBILES	WOOD FRAME	TOTAL
Minor	0	40	40
Moderate	0	94	94
Substantial	0	31	31
Dilapidated	28	53	81
Total	28	218	246

CONCLUSIONS

1. The survey seems to be a statistically accurate representation of the target area being surveyed. There were 2167 housing units in the target area, of which 246 were surveyed. Of the 246 surveyed the response rate was 64%.
2. The survey also revealed that a large number of the units-- 67 were occupied on a seasonal basis. This amounted to 27% of the units included in the survey. Also, 10 units were vacant.
3. In terms of income approximately 81% of the households surveyed had income levels below 80% of the county median income. What was equally striking about the income figures was the fact that 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by HUD guidelines.
4. In regard to the source of income by household-- 43.3% of the households listed wages as their source of income, while 39% of 39% stated that social security is their source of income. Of the low income category itself, though, 46.5% of the households depended on social security, while 37% depended on wages.
5. Approximately 54% of those surveyed were owners of their own homes. Of those who owned their own home 77.6% are low income, while 41.2% of them would be classified as very low income.
6. Over 62 households constituted 41.4% of the total number of households surveyed, and 89.2% of these are low income. The Female Head of Households constituted 34.6% of the total number of households, and 96.3% of these households are low income.
7. Among the over 62 category 84.6% are owners, while only 15.4% are renters. Also, 77% of the Female Head of Households are owners, while only 23% are renters.
8. In regard to the housing condition of the units surveyed-- 100% of the substandard units are of wood frame construction. In terms of dilapidated units 65% are of wood frame construction, and the remaining 35% are mobiles.
9. There is a general household profile that emerges from the data. It is a household where the head of household is over 62, low income, social security is their source of income, owns his/her own house, and the house is of wood frame construction needing substantial rehabilitation work.

HOUSEHOLD SURVEY FORM
RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION

This household survey is under the direction of the City of Clearlake and Rural Communities Housing Development Corporation (RCHDC). This survey is part of a total housing needs study funded by a grant from the California Department of Housing and Community Development. Results of this study will be used by the city to develop a grant application to the state for housing and community improvements.

The survey worker will be carrying a city authorization letter as identification. Information gathered will be used strictly for statistical purposes, and individuals will not be identified in any reports. Persons interested in more information about this survey or the proposed grant application may contact Dan Obermeyer, City Administrator, at 994 8201, or Tom Mon Pere, RCHDC Housing Consultant, at 463 1975.

RESIDENT (OPTIONAL) _____ LANDLORD _____
ST. ADDRESS _____ BT. ADDRESS _____
MAIL ADDRESS _____ MAIL ADDRESS _____
TOWN _____ TOWN _____
AP NO. _____

1. Is the unit occupied? Yes _____ No _____

Seasonally (Furnished/not occupied) _____

2. How many persons live in your household? _____

3. What was the estimated income in 1989 of all the persons in your household? _____ (Includes wages before deductions, public assistance, unemployment benefits, social security pensions, child support, net income from owning or operating a farm or business, any other source of income received regularly).

4. What is the head of household's major source of income?

Social Security _____ AFDC _____ Retirement _____ Personal Wages _____

Other _____

5. Do you or head of household own or rent these living quarters?

6. Is head of household over 62 years of age? Yes _____ No _____

7. Is head of household a female? Yes _____ No _____

8. Does any member of the household belong to a minority group?

Yes _____ No _____ If so, which of the following:

Asian _____ American Indian _____ Black _____ Hispanic _____ Other _____

9. Do any physically or mentally handicapped people reside in this household? Yes _____ No _____

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Prepared for:
CITY OF CLEARLAKE

November 1994

CITY OF CLEARLAKE
RESORT CONVERSION STUDY

ATT. C

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2. MULTIFAMILY AND RESORT-RESIDENTIAL UNIT IDENTIFICATION

2.1 TARGET AREA

The Target Area established by the City of Clearlake for the Resort Conversion Study is generally defined as the portion of the City adjacent to Clear Lake and along both sides of Lakeshore Drive, portions of Lower Lakeshore Drive, and side streets within one block of Lakeshore Drive. See Figure 1, Page 5.

2.2 SURVEY PROCEDURE

Using the addresses and Assessor Parcel Numbers of resort-residential properties previously identified by the City of Clearlake, each property was visited. The address, condition, number of units, and use was confirmed or amended. On-site managers (when available) were interviewed and a survey form was completed for each property. See Appendix B. In addition, all standard multifamily projects were also located and identified.

2.3 SURVEY RESULTS

A total of 646 rental units were surveyed in the City of Clearlake. Only 42 units (6%) are standard, market rate apartments. A total of 285 (37%) apartment units are government subsidized units with 159 units for families and 126 units for senior citizens. The remaining 322 units (53%) are converted resorts.

All market rate and government subsidized units are in good to excellent condition. Only 223 of the 322 residential resort units are available for full-time residents. The balance are either dilapidated, closed, or for the owner's private use.

The following sections list the units identified. Numbers in the margins refer to locations on Figure 2.

2.3.a. Market Rate Apartment Units

(1) 3820 Old Highway 53 8 units

6 Two Bedroom - \$385
2 Three Bedroom - \$425

COMMENTS: Two four-plex buildings. Four constructed in 1967; four in 1985. Units in very good condition. Amenities include stove, refrigerator, laundry-room, carpeting, window coverings, and paved parking. One 2-bedroom unit vacant.

(2) Cedar Village 20 units
Old Highway 53 at Ridgeview Drive

4 One Bedroom - \$420
16 Two Bedroom - \$475 and \$495

COMMENTS: Two story project. Built in 1989 showing signs of delayed maintenance; landscaping poor. Amenities include stove, refrigerator, dishwasher, disposal, laundry room, carpets, air conditioner, window coverings, and paved parking. Three vacancies which manager attributes to the flight school closure.

(3) 14083 Lakeshore Drive 6 units

6 Two Bedroom/2 Bath - \$550

COMMENTS: Well maintained two-story project located at lakeside with security gate. Amenities include stove, refrigerator, dishwasher, disposal, washer/dryer hook-ups, laundry room, carpeting, air conditioning, window coverings, and covered carports. No vacancies.

(4) 14097 Lakeshore Drive 8 units

2 Studio units - \$250
6 One Bedroom - \$325

COMMENTS: Well maintained mix of two story and cottage units behind locked security gate. Amenities include stove, refrigerator, laundry room, air conditioning, and barbecue/picnic area on lakeside. No vacancies.

2.3.b. Subsidized Family Apartment Units (continued)

(5) Clearlake Commons Apartments 54 units
Austin Drive at Old Hwy. 53

	Basic Rent	Market Rent
16 One Bedroom	\$355	\$555
38 Two Bedroom	\$380	\$660

COMMENTS: Farmers Home Administration 515 Family Project built in 1983. In good condition and well maintained. Amenities include stove, refrigerator, laundry rooms, carpeting, window coverings, tot lot, and paved parking. No vacancies; 15 households on two bedroom waiting list. Ten units have FmHA rental assistance; four residents have Section 8 Certificates. Resident manager located at Clearlake Village Apartments.

6) Clearlake Village Apartments 35 units
Austin Drive at Old Hwy. 53

	Basic Rent	Market Rent
16 One Bedroom	\$355	\$560
17 Two Bedroom	\$395	\$660
2 Three Bedroom	\$435	\$760*

COMMENTS: Farmers Home Administration 515 Family Project built in 1991. In good condition and well maintained. Amenities include stove, refrigerator, laundry rooms, carpeting, window coverings, tot lot, and paved parking. No vacancies; six to eight month waiting list. All units have 100% rental assistance.

* One three bedroom unit for resident manager.

2.3.b. Subsidized Family Apartment Units (continued)

- (7) Clearlake Apartments 71 units
South Old Hwy. 53 near Airport

HUD Contract Rent		
32 One Bedroom	\$424	
36 Two Bedroom	\$499	
4 Three Bedroom	\$573*	

COMMENTS: Combined FmHA 515 Family and HUD Section 8 project built in 1980. Located on hillside location which makes it difficult to landscape, but the site does need maintenance. Amenities include stove, refrigerator, laundry rooms, carpeting, window coverings, tot lot, and covered carports. No vacancies; six to eight month waiting list for two bedroom; two year waiting list for three bedroom. All units 100% rental assisted.

* One three bedroom unit for resident manager.

2.3.c. Subsidized Elderly Apartment Units

- (8) Autumn Village Senior Apartments 40 units
Burns Valley Road

	Basic Rent	Market Rent
40 One Bedroom	\$365	\$575

COMMENTS: Farmers Home Administration 515 Elderly Project built in 1988. In excellent condition. Amenities include stove, refrigerator, laundry room, carpeting, window coverings, a community room, and paved parking. 32 units have 100% rental assistance; no vacancies; seven households on the waiting list.

- (9) Austin Manor Senior Apartments 22 units
Burns Valley Road

	Basic Rent	Market Rent
22 One Bedroom	\$430	\$708

COMMENTS: Farmers Home Administration 515 Elderly Project built in 1990 adjacent to Autumn Village. In excellent condition. Amenities include stove, refrigerator, laundry room, carpeting, window coverings, a community room, and paved parking. All units have 100% rental assistance; no vacancies; seven households on the waiting list.

2.3.c. Subsidized Elderly Apartment Units (continued)

- (10) Highlands Village Elderly Apartments 40 units
6215 Old Highway 53

HUD Contract Rate	
38 One Bedroom	\$524
2 Two Bedroom	\$635*

COMMENTS: HUD Section 8 project with Farmers Home Administration 515 Project built in 1980. Well maintained. Amenities include stove, refrigerator, laundry room, carpeting, window coverings, a community room, balconies/patios, and paved parking. All units have 100% rental assistance; no vacancies; twenty households on the waiting list.

* One unit for resident manager.

- (11) Olympic Village Elderly Apartments 26 units
14580 Olympic Drive

Basic Rent	Market Rent
26 One Bedroom	\$400 \$645

COMMENTS: Farmers Home Administration 515 Elderly Project built in 1988. Landscaping in fair condition; building in good condition. Amenities include stove, refrigerator, laundry room, carpeting, window coverings, a community room, and paved parking. There are 21 units of 100% rental assistance; no vacancies; eight households on the waiting list.

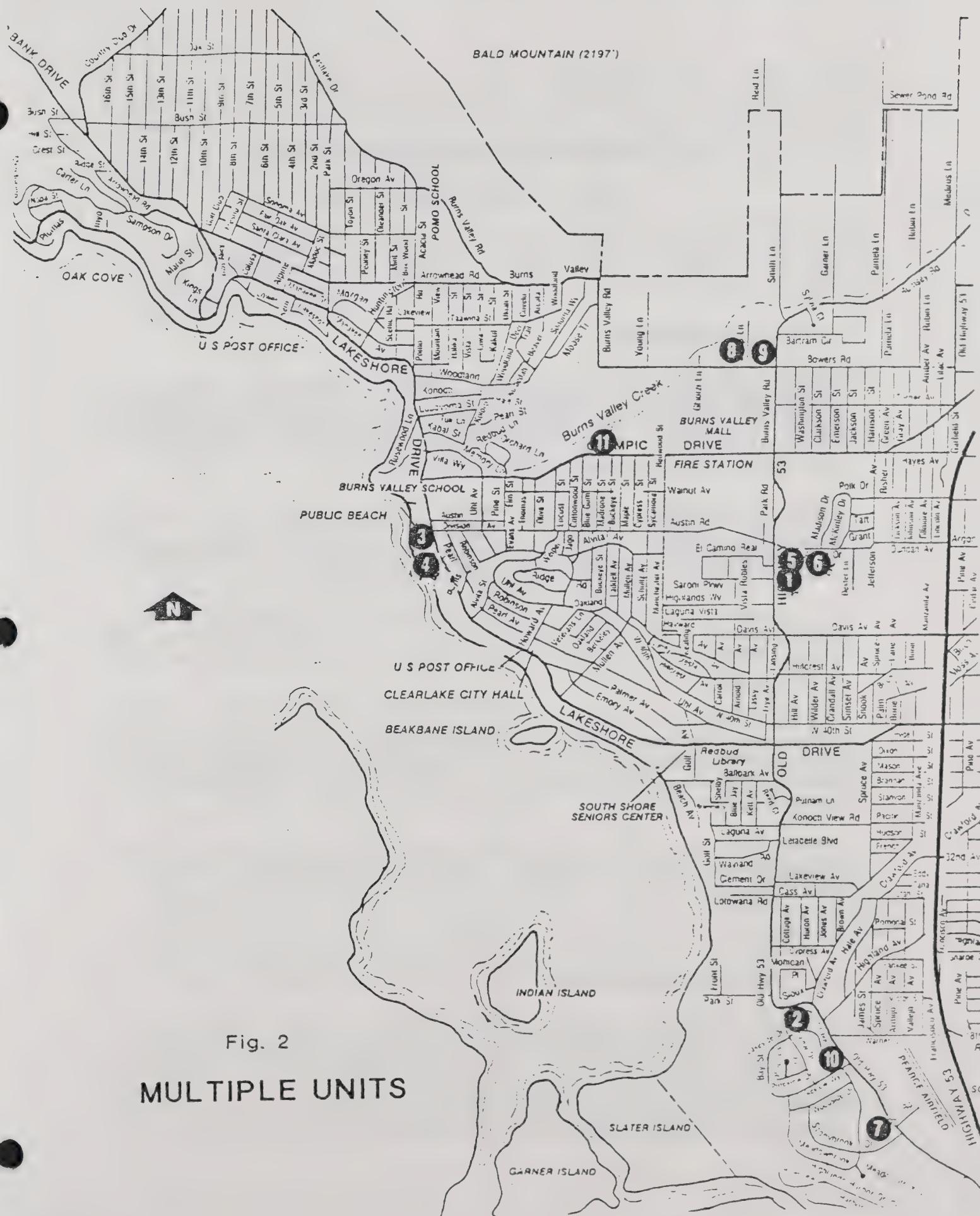


Fig. 2

MULTIPLE UNITS

3. HOUSEHOLD DEMOGRAPHIC SURVEY

LAKE ACCESS TARGET AREA

3.1 INTRODUCTION

The City of Clearlake has long been aware of a growing problem of the lack of safe, sanitary, affordable housing in the older resorts converted to permanent housing. During 1993 the City hired a consultant to prepare a housing condition survey of all residential units and to identify those units which could be designated resort-residential.

The current contract takes the identification of those units one step further and provides data for a highest and best use study. It also collects demographic information about the residents to enable the City to target the most needy of its low income residents.

The results of the Surveys are to be used as the basis of a City application for housing rehabilitation funds. These funds would be used for low interest loans, and in some cases, grants, to owners to repair structural deficiencies.

This contract is part of the continuing commitment of the City Council to the preservation, rehabilitation, and development of affordable housing in the City of Clearlake. It is part of a larger research program to obtain the data necessary for the City to apply for local, state, and federal housing funds.

Property owners will be advised when funds (both low interest loans and grants) are available. In addition, the City will advertise availability in local publications.

3.2 SURVEY PROCEDURE

- a. Prior to commencement work on the Surveys, the consultants worked with City staff to determine the appropriateness of the existing "target" area. See Figure 1 in Chapter 1 of this Report. It was decided that all existing identifiable apartment units, City-wide, would be included in the survey. However, only those resort residential units within the target area would be included.

b. A Household Income and Demographic Information questionnaire was developed that included questions regarding household size and income; source of income; tenure; housing satisfaction; race of householder; persons over age 62; disabled persons; interior condition of housing unit; and interest in participating in the rehabilitation program. See Appendix B.

To preserve confidentiality, responses were not coded. Only those persons requesting additional information were asked to give their name, addresses, and telephone number. Surveyors did not enter the residence and interior condition was determined by the person responding to the survey.

c. The surveys were conducted on both week-days and weekends from 10:00 AM in the morning until 7:00 PM in the evening to ensure the highest rate of response. When there was no answer, units were visited a second time. No additional attempt was made to contact residents.

d. For comparison purposes, data concerning population, households, income, housing units, tenure, vacancy, overpayment, overcrowding, and household size was extracted from the 1990 Census (Summary Tape Files [STF] 1A and 3A) for the City of Clearlake. This data is included in tables in the body of the Report.

3.3 SURVEY RESULTS - SUMMARY

The results of the Survey are presented in narrative and tabular format. The information is aggregated for the entire Target Area to preserve confidentiality. The City-wide demographic information provides 1990 Census data for the entire City compared to the results of the Survey.

a. **Units Surveyed:** The Survey indicates there are 42 market rate apartment units in the City of Clearlake. In addition, there are 159 family and 126 elderly government subsidized apartment units. Occupancy rates for the non-resorts were not surveyed. There are a total of 364 resort residential units of which only 185 are occupied, of which 42 units, 28 occupied units, are located in mobile home parks.

Using HCD Guidelines, a minimum of 50 percent of eligible residents are required to be surveyed and a response of 50 percent of those are required.

The survey team interviewed a total of 332 households which represents 63.5% of the 523 households available.

b. **Summary of Results:** At the City's request, the results of the survey are separated into three different reporting categories: one for market rate units, one for subsidized units, and one for resort-residential units. The subsidized units were further subdivided into units for family and elderly tenants.

(1) Median Household Size:

Market Rate Apartments - 3.50 persons
Subsidized Family Units - 2.97 persons
Subsidized Elderly Units - 1.22 persons
Resort Residential Units - 2.13 persons
City-wide, 1990 Census - 2.30 persons

(2) Median Income

Market Rate Apartments - \$21,813
Subsidized Family Units - \$10,463
Subsidized Elderly Units - \$ 7,414
Resort Residential Units - \$ 9,835
City-wide, 1990 Census - \$17,640

(3) Source of Income

	Market Rate	Subsidized Family	Elderly	Resort Residential
Work, only	41.7%	0	0	18.1%
Work, Ret.	0	4.5%	0	0
Work, SS	0	4.5%	0	0
Work, Ret., SS	8.3%	0	0	0
Work, Pub. Asst.	12.5%	19.2%	0	6.4%
Work, Other	0	0	0	1.0%
Retirement	0	0	0	6.4%
Ret., SS	8.3%	10.0%	11.0%	2.2%
Pub. Asst.	29.2%	43.6%	0	33.0%
Pub. Asst., Other	0	0	0	1.0%
Social Security	0	9.1%	64.3%	24.5%
SS, Pub. Asst.	0	9.1%	24.7%	6.4%
Other	0	0	0	1.0%

(4) Median Monthly Rental Rate

Market Rate Apartments - \$437
Subsidized Family Units - \$331
Subsidized Elderly Units - \$146
Subsidized Total - \$259
Resort Residential Units - \$332

(5) Head of Household By Sex

	Male	Female
Market Rate Apartments	60.0%	40.0%
Subsidized Family Units	45.1%	54.9%
Subsidized Elderly Units	21.9%	78.1%
Subsidized Total	36.0%	64.0%
Resort Residential Units	53.7%	46.3%
City-wide, 1990 Census	47.6%	52.4%

(6) Disabled Persons

Market Rate Apartments - 12.0%
Subsidized Family Units - 6.2%
Subsidized Elderly Units - 28.8%
Subsidized Total - 15.1%
Resort Residential Units - 18.5%

(7) Overcrowded Households

Market Rate Apartments - 8.0%
Subsidized Family Units - None
Subsidized Elderly Units - None
Resort Residential Units - 21.9%

(8) Households Overpaying

30 - 34% Over 35%

Market Rate Apartments	8.0%	24.0%
Subsidized Family Units	23.8%	38.1%
Resort Residential Units	30.6%	38.0%

3.4 SURVEY RESULTS - SPECIFIC

The results of the survey are separated into three reporting categories: market rate units, subsidized units, and resort residential units. The subsidized units are further subdivided into units for family and elderly tenants.

a. Population

Estimated 1994 Population: The following estimates are based on data collected from the June 1994 Household Survey and the State Department of Finance, May 1994.

TABLE 2
ESTIMATED POPULATION
CITY -WIDE AND TARGET AREA

Population in Surveyed Households: 704 persons

Estimated Population Target Area: 2,021 persons

Estimated City 1994 Population: 12,424 persons

TABLE 3
POPULATION TRENDS

Year	Number	Change	% Change	Simple Annual % Change
CITY OF CLEARLAKE				
1980	8,343			
1990	11,804	3,461	41.5%	4.2%
1994	12,424	620	5.3%	1.3%
1996	12,832	398	3.2%	1.6%
LAKE COUNTY				
1980	36,366			
1990	50,631	14,265	39.2%	3.9%
1994	57,657	7,026	13.9%	3.5%
1996	61,232	3,575	6.2%	3.1%

Source: 1980, 1990 Census. State Department of Finance, Population Research Unit, May 1994

b. Households

(1) Households By Size: One person households are the most frequent size reported by all respondents. However, this is skewed by the large number of subsidized apartment units for the elderly. When the responses from the elderly are discounted, the most frequent response is four person households followed by one person, three person, and two person households.

TABLE 4
HOUSEHOLDS BY SIZE
Rental Unit Survey Responses

June 1994

Household Size	Subsidized					1990 Census %
	Market Rate No. / %	Family No. / %	Elderly No. / %	Resort Res. No. / %		
One Person	3 12.0%	17 15.0%	71 97.3%	52 43.0%		31.5%
Two Person	3 12.0%	1 16.8%	2 2.7%	28 23.1%		39.0%
Three Person	4 16.0%	34 30.1%	0 0%	20 16.5%		12.9%
Four Person	9 36.0%	37 32.7%	0 0%	16 13.2%		9.0%
Five Person	6 24.0%	5 4.5%	0 0%	4 3.3%		4.7%
Six+ Person	0 0%	1 0.9%	0 0%	1 0.9%		2.9%
Total	25	113	73	121		

Source: Household Survey, June 1994; 1990 Census

(2) Persons Per Household:

Comparing the median size of households with the percentage of overcrowded units shows that while household size is small in resorts, 21.9% of the units are overcrowded. Overcrowding is partially the result of the typical resort unit being only one to two rooms.

TABLE 5
HOUSEHOLD SIZE
Rental Unit Survey Responses

Housing Type	Median Number Persons per Household	Housing Units Overcrowded*
Market Rate Apartments	3.50 persons	8%
Subsidized Family Units	2.97 persons	0%
Subsidized Elderly Units	1.22 persons	0%
Resort Residential Units	2.13 persons	21.9%
City-wide	2.30 persons	10.9%

* "Overcrowding" is defined as more than 1.1 persons per room.

Source: Household Survey, June 1994; 1990 Census

(3) Head of Household: In both market rate and residential resort units, males outnumber females. However, in subsidized units there are more female head of household than male. For all respondents, regardless of living unit, 185 responses (55.7%) are from females and 147 responses are from males (44.3%). Only one respondent indicated that both husband and wife were head of household.

A total of 44 percent of all subsidized units are headed by a person over age 62. Eight percent of the market rate and three percent of the residential resorts are also headed by persons over age 62.

During the conduct of the survey, the surveyors noticed there appeared to be a large number of single men responding to the questionnaires. This has been borne out by the results. Of the 52 one person households living in residential resorts, 34 (66.4%) are single men and 18 (34.6%) are single women.

TABLE 6
HEAD OF HOUSEHOLD BY SEX/AGE
Rental Unit Survey Responses

June 1994

Sex & Age	Market Rate No. / %		Subsidized			Resort Res. No. / %	
			Family No. / %	Elderly No. / %			
Male <62	14	56.0%	48	42.5%	0	0	62 51.2%
Female <62	9	36.0%	58	51.3%	0	0	55 45.5%
Male >62	1	4.0%	3	2.7%	16	21.9%	3 2.5%
Female >62	1	4.0%	4	3.5%	57	78.1%	1 0.8%
All Males	15	60.0%	51	45.1%			65 53.7%
All Females	10	40.0%	62	54.9%			56 46.3%

Source: Household Survey, June 1994

TABLE 7
SINGLE MALE HEAD OF HOUSEHOLD - SPECIFICS

Rental Unit Survey Responses²
June 1994

Total Single Male Head of Household: 34

On Public Assistance - 5
Disabled - 3

On Social Security/Unemployment Disability - 16

Working - 7 Retired - 8

Summary: 19 single men (56%) receive disability payments; eight are retired and no disability reported; seven are working.

TABLE 8
FEMALE HEAD OF HOUSEHOLD - SPECIFICS

Rental Unit Survey Responses²
June 1994

Single Female Head of Household: 18

On Public Assistance - 5

On Social Security/Unemployment Disability - 8

Working - 5

Single Female Head of Household with Children: 27

On Public Assistance - 23

Working - 4

Number of Children: one = 5; two = 14; three = 5; four = 2; five = 1

² - Living in Resort-Residential Units

(4) Persons with Disabilities: Fifty-eight of responding households indicated there is a disabled person in their household. Twenty-one of them are over age 62. Twenty-seven live in resort residential units; the remainder live in other rental units.

TABLE 9
PERSONS WITH DISABILITIES

Rental Unit Survey Responses
June 1994

Number Percent

Market Rate Units	3	12.0%
Subsidized Family	7	6.2%
Subsidized Elderly	21	28.8%
Resort Residential	27	18.5%

Source: Household Survey, June 1994

(5) Households By Race: A large majority of respondents are "white." The largest ethnic group are Hispanics, followed by Blacks.

TABLE 10
HEAD OF HOUSEHOLD BY RACE

**Rental Unit Survey Responses
June 1994**

Race	Market Rate		Subsidized		Resort Res.	
	No.	%	Family No.	%	Elderly No.	%
White	21	84.0%	98	85.2%	63	86.3%
Black	2	8.0%	5	4.3%	0	0
Asian	0	0	3	2.6%	0	0
Am. Indian	0	0	1	0.9%	0	0
Other	0	0	0	0	0	0
Hispanic	2	8.0%	8	7.0%	10	13.7%
					4	3.3%

Source: Household Survey, June 1994

TABLE 11
HOUSEHOLDS BY RACE

1990 CENSUS

Race	Number	Percent
White	10,347	87.7%
Black	502	4.3%
Am. Indian	166	1.4%
Asian	113	1.0%
Other Race	11	0.09%
Hispanic	665	5.6%

(6) **Households By Income:** Persons living in the senior apartments have the lowest income; this is not surprising since most of the units are reserved for the very low income elderly. Of families, households living in residential resorts have a very low median income; conversely, those living in market rate units have the highest median income. A majority of all respondents make between \$5,000 and \$10,000 a year.

TABLE 12
HOUSEHOLDS BY INCOME
Rental Unit Survey Responses
June 1994

Income	Market Rate No./%	Family No./%	Elderly No./%	Resort Res. No./%
0- 4,999	0 0	3 2.7%	12 16.4%	0 0
5,000- 9,999	6 24.0%	55 48.7%	35 48.0%	77 63.6%
10,000-14,999	2 8.0%	38 33.6%	11 4.9%	18 14.9%
15,000-19,999	3 12.0%	7 6.2%	0 0	8 6.6%
20,000-24,999	6 24.0%	5 4.4%	0 0	3 2.5%
25,000-34,999	5 20.0%	0 0	0 0	0 0
35,000 plus	2 8.0%	0 0	0 0	1 0.9%
No Answer	1 4.0%	5 4.4%	15 20.5%	14 11.5%
Median	\$21,813	\$10,463	\$9,398	\$9,835

Source: Household Survey, June 1994

TABLE 13
HOUSEHOLDS BY INCOME
1990 CENSUS

Income	Number	Percent
0 - 4,999	373	7.3%
5,000 - 9,999	1,050	20.5
10,000 - 14,999	910	17.8%
15,000 - 19,999	575	11.2%
20,000 - 24,999	481	9.4%
25,000 - 34,999	714	13.9%
35,000 plus	1,020	19.9%

Median Income: \$16,600

Source: 1990 Census

TABLE 14
 HOUSEHOLDS BY INCOME GROUP
 COMPARISON: RESIDENTIAL RESORT
 RESPONDENTS AND CITY OF CLEARLAKE

June 1994

RESORT RESPONDENTS			CITY-WIDE	
	Number	Percent	Number	Percent
92	86.0%		Very Low <14,900	2,298
13	12.1%		Low - 14,901-23,840	1,010
2	1.9%		Moderate - 23,841-35,760	894
<u>0</u>	<u>0%</u>		Above Moderate > 35,761	<u>920</u>
107 ³	100.0%			5,122
				100.0%

NOTE: Income Groups based on a 1994 Lake County Median Income of \$29,800
 (very low = 50% of Median; low = 80% of Median; moderate = 120% of
 Median; above moderate = +120% of Median)

Source: Household Survey and Census data applied to current median income

³ - Of a total 121 responses 88.4% (107) responded to the income question

(7) **Source of Income:** More respondents living in all types of rental housing in Clearlake are on Public Assistance or Social Security than any other income source. Only people living in market rate apartments have a significant number of persons whose primary source of income is from work or wages. The implications for long-range planning are very clear - any new residential construction will have to address the low income affordability issues.

TABLE 15
SOURCES OF INCOME
Rental Unit Survey Responses
June 1994

Source	Market Rate		Subsidized		Elderly No./%	Resort Res. No./%
	No.	%	Family No./%			
Work Only	10	41.7%	0	0	0 0	19 18.1%
Work, Retire.	0	0	5	4.5%	0 0	0 0
Work, SS	0	0	5	4.5%	0 0	0 0
Work, Ret, SS	2	8.3%	0	0	0 0	0 0
Work, Pub.Asst	3	12.5%	21	19.2%	0 0	7 6.4%
Work, Other	0	0	0	0	0 0	1 1.0%
Retirement	0	0	0	0	0 0	7 6.4%
Ret., SS	2	8.3%	11	10.0%	8 11.0%	3 2.2%
Pub. Asst.	7	29.2%	48	43.6%	0 0	35 33.0%
Pub Asst,Other	0	0	0	0	0 0	1 1.0%
Social Security	0	0	10	9.1%	47 64.3%	26 24.5%
SS, Pub.Asst.	0	0	10	9.1%	18 24.7%	7 6.4%
Other	0	0	0	0	0 0	1 1.0%

Source: Household Survey, June 1994

(8) **Households By Tenure:** The issue of tenure (renter or homeowner) has not been addressed in this Study since it specifically addresses "rental" housing. However, for comparison purposes, the following Table shows the tenure, City-wide, in 1990.

TABLE 16
HOUSEHOLDS BY TENURE
CITY OF CLEARLAKE

Tenure	Number	Percent
Owner Households	3,397	65.6%
Renter Households	1,782	34.4%

Source: 1990 Census

(9) **Overcrowded:** "Overcrowding" is defined as more than 1.1 person per room. Just over one-fifth (26) of the surveyed households living in resort-residential units are classified as overcrowded. Two units of the 25 market rate units surveyed had more than 1.1 persons per room⁴. No overcrowding was reported in any of the subsidized units. Occupancy requirements are enforced by property owners and resident managers according to current guidelines.

TABLE 17
OVERCROWDED HOUSEHOLDS

Rental Unit Survey Responses
June 1994

Market Rate No./%	Subsidized			1990	
	Family No./%	Elderly No./%	Resort Res. No./%	Census No./%	1990 No./%
Overcrowded	2 8.0%	0 0	0 0	26 21.9%	194 10.9%

Source: Household Survey, June 1994, 1990 Census

⁴ - HUD is in the process of issuing a new definition for overcrowding which will be based on the number of bedrooms. It is not anticipated that the new definition will be available before the end of 1994.

c. Housing

(1) Housing Type: Depending on definition, all households living in subsidized units live in buildings containing 3-4 units or over 5 units. A majority of the residential resort residents live in "cottages" or duplexes.

TABLE 18
HOUSING TYPE

Rental Unit Survey Responses
June 1994

Housing Type	Market Rate No. / %	Subsidized Family No. / %	Elderly No. / %	Resort Res. No. / %
Cottages	0 0	0 0	0 0	83 68.6%
Duplex	6 24.0%	0 0	0 0	8 6.6%
3-4 Units	17 68.0%	0 0	73 100.0%	10 8.3%
5+ Units	2 8.0%	113 100.0%	0 0	16 13.2%
Trailer/RV	0 0 0	0 0	0 0	4 3.3%

Source: Household Survey, June 1994

TABLE 19
HOUSING BY TYPE
CITY OF CLEARLAKE

Tenure	Number	Percent
Single Family	3,347	46.0%
Duplex	116	1.6%
3 - 4 Units	109	1.5%
5+ Units	318	4.4%
Mobile Home	3,329	45.8%
Other	78	1.1%

Source: 1990 Census

TABLE 20
 HOUSING TYPE BY NUMBER OF BEDROOMS/BATHROOMS
 CITY OF CLEARLAKE
 Rental Unit Survey Responses

June 1994

Housing Type		Market Rate No. / %		Subsidized Family No. / %	Elderly No. / %	Resort Res. No. / %
1 BR/1 BA	2	16.0%	7	6.2%	73 100.0%	96 79.3%
2 BR/1 BA	6	24.0%	106	93.8%	0 0	23 19.0%
2 BR/2 BA	12	48.0%	0	0	0 0	0 0
3 BR/1 BA	3	12.0%	0	0	0 0	2 1.7%

Source: Household Survey, June 1994

(2) **Housing Cost:** The median rental rate paid by respondents living in market rate units is \$437 per month and ranges from a high of \$535 to a low of \$235. Residents living in subsidized units have a median rental rate of \$259 a month, with some of the elderly paying under \$100 a month and some of the families paying \$375. The median rental rates for resort residential units is \$332 a month, with over fifty percent paying between \$300 and \$399 a month.

(a) **Overpayment:**^s Almost half of all respondents pay in excess of 30 percent of their income for shelter. Over 60 percent of all respondent households in subsidized units or in residential resorts overpay. Over half of them pay more than 50 percent of their income for shelter.

^s - Overpayment is defined as paying in excess of 30 percent of gross income for shelter cost (rent/house payment and utilities).

TABLE 21
 MONTHLY HOUSING COST
 Rental Unit Survey Responses
 June 1994

Monthly Housing Cost	Market Rate No. / %	Subsidized				Resort Res. No. / %
		Family No. / %	Elderly No. / %			
0 - 99	0 0	0 0	22 31.4%		0 0	
100 - 199	0 0	0 0	31 44.3%		6 5.0%	
200 - 299	1 4.3%	21 19.3%	14 20.0%		30 25.3%	
300 - 399	5 21.7%	88 80.7%	3 4.3%		64 53.8%	
400 - 499	13 56.5%	0 0	0 0		16 13.4%	
500 - 599	4 17.4%	0 0	0 0		3 2.5%	
over 600	0 0	0 0	0 0		0 0	
Median	\$437	\$331	\$147		\$332	

Source: Household Survey, June 1994

TABLE 22
HOUSEHOLDS OVERPAYING
Rental Unit Survey Responses
June 1994

Unit Type	Households Paying				Total Households Overpaying	
	30 - Number	34% Percent	Over 35% Number	Percent	Number	Percent
Market U.	2	8.0%	6	24.0%	8	32.0%
Subsidized	26	23.8%	43	38.1%	69	61.1% ⁶
Resort Res.	<u>37</u>	<u>30.6%</u>	<u>46</u>	<u>38.0%</u>	<u>83</u>	<u>68.6%</u>
Total/Percent	65	19.6%	95	28.6%	160	48.2%

Source: Household Survey, June 1994

TABLE 23
HOUSEHOLDS OVERPAYING
1990 Census

Tenure Owners	Households Paying				Total Households Overpaying	
	30 - Number	34% Percent	Over 35% Number	Percent	Number	Percent
Owners	136	3.6%	310	8.1%	446	11.7%
Renters	<u>136</u> <u>272</u>	7.3%	<u>873</u> <u>1,183</u>	46.7%	<u>1,009</u> <u>1,455</u>	54.0% 25.7%

Source: 1990 Census

⁶ - It is possible for residents of subsidized units to "overpay" for housing because not all of the subsidized units have "deep" subsidy - meaning not all rental rates are based on 30% of adjusted income. Some are still classified as "subsidized" but have a base rental rate lower than the Fair Market Rent.

(3) Satisfaction With Housing: Overall, 75 percent of all respondents indicated they were "satisfied" with their current housing. However, many of them qualified their answer with statements such as: it's all I can afford; it is better than where I lived before; or, this is only temporary. Some of them indicated they were afraid to complain for fear of being evicted or having their rent increased. Many of them asked that their comments not be written down.

The most often cited complaint regarding housing was that the unit needed repair followed by "too small."

TABLE 24
HOUSING SATISFACTION
Rental Unit Survey Responses

June 1994

	Satisfied		Not Satisfied	
	Number	Percent	Number	Percent
Market Rate	22	88.0%	3	12.0%
Subsidized	83	73.5%	30	26.5%
Resort Res.	86	71.1%	35	28.9%

Source: Household Survey, June 1994

(4) **Housing Repairs Needed:** The following Table presents a listing of the various interior items that need repair or replacement. The items do not total since there are multiple responses. A total of 24 residential resorts were severely substandard and most or all items listed need repair or replacement.

The condition of the market rate units was generally very good; the condition of the subsidized units ranged from very good to excellent - with only a few items such as painting or carpet replacement needed.

TABLE 25

ITEMS OF INTERIOR CONDITION NEEDING REPAIR

Survey Responses⁷
June 1994

Item	Market Units	Subsidized	Residential Resorts
Foundation	0	0	29
Kitchen Plumbing	0	0	36
Bathroom Plumbing	0	0	40
AC/Heating	2	1	55
Stove	0	0	8
Sink	0	0	0
Walls	2	21 ⁸	42
Floors	3	10 ⁹	27
Electrical			
Kitchen	0	0	12
Bathroom	0	0	9
Hall	1	0	0
Bedroom	1	0	15
Living/Dining Room	1	0	19
All The Above	0	0	5
Ten of 14 Items	0	0	19
Roof	0	0	6

NOTE: Individual columns do not total to number of responses since an individual unit may have more than one item needing repair.

Source: Housing Survey, June 1994

⁷ - Total Responses: 25 Market Rate; 186 Subsidized; 121 Resort-Residential

⁸ Needs painting

⁹ Carpeting replacement needed

FINAL ENVIRONMENTAL IMPACT REPORT

HIGHLANDS PARK
COMMUNITY DEVELOPMENT
PROJECT AREA PLAN



PREPARED FOR:
CITY OF CLEARLAKE

PREPARED BY:
 PIEDMONT
ASSOCIATES

MAY 1990

ATT D

12 pages

235

POPULATION

Potential Impacts

Community Development activities designed to stimulate economic activity and improve the Project Area's infrastructure may remove constraints to commercial and residential development and result in increases in Project Area and community population.

Mitigation Measures

None proposed (Unavoidable impact).

HOUSING

Potential Impacts

20% of the Agency's tax increment funds would be used to improve and expand Clearlake's stock of affordable housing for families of low and moderate income groups.

Agency projects to improve the Project Areas infrastructure could remove existing constraints on residential development.

15% of all residential units constructed within the Project Area must be affordable to low and moderate income families.

Community Development activates to stimulate economic development may increase population and the need for additional housing.

Mitigation Measures

None proposed (beneficial impact).

Residential development would not exceed the amounts or densities envisioned in the City General Plan.

None proposed (beneficial impact).

Clearlake has substantial area suitable for residential development.

Agency expenditure of 20% of its tax increment income, together with the 15% rule, will substantially improve Clearlake's stock of affordable housing.

Mitigation Measures

When development within the Project Area reaches the levels projected for the year 2000, improve Lakeshore Drive from State Route 53 to Old Highway 53 to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Lakeshore Drive from Old Highway 53 to Mullen Avenue to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Olympic Drive from State Route 53 to Cypress Avenue to maintain a LOS of C.

5. To provide opportunities for participation by owners and tenants in the retention and revitalization of their properties.

G. POTENTIAL COMMUNITY DEVELOPMENT PROJECTS

In accordance with the above stated goals the Agency determined to undertake certain public improvements throughout the Project Area, as follows:

TABLE 1
POTENTIAL COMMUNITY DEVELOPMENT PROJECTS

PRIORITY	IMPROVEMENTS	ESTIMATED PROJECT COST	PERCENTAGE OF TOTAL
	HOUSING PROJECTS (20% set aside)	\$ 3,732,893	20%
1.	Assess. Dist. Writedown for Very-Low Income		
2.	Assistance for new housing project development		
3.	Housing Rehabilitation		
4.	Abandon Structure Demolition		
5.	Assist. for Senior Housing/Congregate Housing		
6.	Mobile Home Replacement		
	BUSINESS PROGRAMS	\$ 3,732,893	20%
1.	Business Rehabilitation Loans		
2.	Business Expansion Assistance		
3.	Business Recruitment Assistance		
4.	Direct Business Development Assistance		
	PUBLIC PROJECTS	\$ 11,198,678	60%
1.	Residential Paving Assistance Program	\$ 4,600,000	25%
2.	Commercial/Arterial Street Improvement	\$ 750,000	4%
3.	Flood Control and storm drainage	\$ 1,000,000	5%
4.	Community Center	\$ 1,398,678	7%
5.	Sewer System extension/improvements	\$ 500,000	3%
6.	Airport improvements	\$ 300,000	2%
7.	City Hall	\$ 700,000	3%
8.	Water System upgrades/improvements	\$ 750,000	4%
9.	Park System improvements	\$ 200,000	1%
10.	Fire equipment/facilities	\$ 400,000	2%
11.	Public Marina	\$ 500,000	3%
12.	Lakeshore Promenade	\$ 100,000	<1%
	TOTAL PROGRAM	\$ 18,664,464	100%

H. AFFORDABLE HOUSING

As shown above in TABLE 1, 20% of the Agency's property tax increment income is required by law to be spent on affordable housing programs within the community.

cannot be directly mitigated, the effects of development within the Project Area and associated population growth will be mitigated by the projects proposed by the Agency, mitigation measures proposed throughout this EIR and through various City and County activities to ensure that community facilities provide adequate levels of service. The private sector is expected to provide the services (i.e real estate, insurance, retail, etc.) needed to accommodate the envisioned growth. Specific impacts of population growth on sewers, water systems, roadways, schools, housing, police and fire protection are discussed in those specific sections of this EIR.

Footnotes:

1. CLEARLAKE GENERAL PLAN, TECHNICAL BACKGROUND PAPERS, June 1983.
2. COMMERCIAL AND INDUSTRIAL EMPLOYMENT STUDY, ESA Planning and Environmental Services, May 1988.
3. *Ibid.*
4. *Ibid.*

C. HOUSING

SETTING

The majority of Clearlake's housing units are single family and owner occupied. The existing housing stock includes 2,345 single family units (1980) and 2,039 mobile home trailer units (1980). Of the year round occupied units, 73% are owner occupied. This percentage is much higher than the statewide average of 56%.¹

Mobile homes form a large part of Clearlake's housing stock; in 1980 they accounted for 42% of the total housing stock. Lake County as a whole has a high percentage of mobile homes (30% of the housing stock), while the state average is only 4.5%.²

Clearlake has many seasonally occupied or vacation homes. Approximately 21.6% of the housing units in 1980 were only seasonally occupied, compared to a statewide average of 1.3%.³

Clearlake's average household income is considerably lower than the County average (County average household income was \$21,400 in 1988). 65% of renters and 30% of owners were paying 25% or more of their income for housing in 1980. Approximately 31% of the households in Clearlake are in the very low income range (0 to 50% of the median, county household income), 18% are in the low income range (51% to 80% of the median income), 24% are in the moderate income range (81% to 120% of the median) and 27% are in the above moderate income range (120%+ of the median income). Of all households, 25.9% of the very low income and 13.4% of the low income households were paying 35% or more of their income for housing.⁴

The Project Area has many instances of deteriorating housing stock. Because the Project Area houses many of the City's low income residents, there is a problem of owners or renters not having the financial resources to upgrade individual units. This in turn makes it difficult to market replacement units, continuing the cycle of deterioration with little incentive or opportunities for improvements.

Much of the older housing stock is made up of vacation cabins, tourist courts and guest cottages which have been converted to year-round occupancy. These buildings rarely meet modern building codes. Most are not weatherized with insulation and storm windows. While these structures provide low cost housing they provide little more than shelter and present serious fire hazards due to outmoded, inadequate or illegal electrical systems.

IMPACTS

The Agency proposes numerous projects specifically designed to improve the quality and supply of affordable housing. Under the State Community Redevelopment Law, a redevelopment agency must use 20% of its tax increment revenue to improve the supply of affordable housing. These funds differ from other redevelopment tax increment funds because they can be used outside the Project Area as long as their use improves the community's supply of affordable housing. The Agency has proposed several projects to be funded by this portion of tax increment income; these include:

1. Assistance for new housing project development - This project would assist in the development of new moderate income housing. The Agency would provide loans, grants or public improvements to promote the construction of subdivisions (not single family houses on scattered sites). This would significantly improve the moderate income housing stock of the Project Area and community. This project would be primarily focused in those areas of the Project Area east of Highway 53 and north of Arrowhead Road.
2. Housing Rehabilitation - This project would improve the quality of very-low and low income housing within the community through low interest or deferred loans for improvements and modernization. If such a project is focused at a neighborhood level, other property owners not participating in redevelopment activities may wish to improve their property in response to improvements made around them, thus stimulating rehabilitation of entire blocks or neighborhoods rather than selective individual properties.
3. Abandoned Structure Demolition - This project would facilitate the removal of abandoned structures from the Project Area. In some cases these structures are preventing the development of new housing. The removal of these structures would enable new housing to be built without excessive expense.

4. Assistance for Senior Housing/Congregate Care - This project would help attract these facilities to locate within the community. This would significantly improve elderly housing and care facilities for the residents of Clearlake.
5. Mobile Home Replacement - This project would allow residents of mobile homes to obtain low interest financing or deferred loans to replace older, below standard, mobile homes with newer mobile homes. This would significantly improve the quality of this affordable housing alternative.
6. Resort Rehabilitation for Housing - This project would enable the owners of older resorts which have been converted to permanent housing to bring these structures up to current building codes. This would significantly improve the quality and supply of affordable housing in Clearlake.

These projects would have a significant direct beneficial impact on Clearlake's stock of affordable housing.

Other Agency Projects to improve the Project Area's infrastructure (i.e. roadways, sewers, water system, storm drainage, etc.) would indirectly stimulate private residential development by supplying the needed infrastructure so residential development could proceed with minimal expense. However, residential development would not exceed the amounts or density envisioned in the City's General Plan and land use regulations. Residential build-out of the Project Area could result in the construction of 2,795 dwelling units over the next twenty years.

Under the California Redevelopment Law, 15% of all residential dwelling units built within a redevelopment project area are required to be affordable to low and moderate income families. As stated above, the Project Area has the potential for an additional 2,795 dwelling units to be built over the next twenty years. Applying the 15% rule to these dwelling units would result in 419 of these units being affordable to families of low and moderate income groups. The provision of 419 units of affordable housing would be a beneficial impact not requiring mitigation.

Other potential Agency projects designed to stimulate economic development within the Project Area would tend to increase the number of jobs in Clearlake and indirectly result in the need for additional housing. However, the extent of population increase in response to economic development activities cannot be accurately determined at this plan adoption stage.

The Agency has determined that it shall not acquire, by the power of eminent domain, any property which is in a residential use at the time of adoption of the Community Development Plan. Thus, implementation of the Community Development Plan would not result in the forced dislocation of any resident of the Project Area.

MITIGATION

Expenditure of 20% of the Agency's tax increment income on affordable housing, together with the requirement that 15% of all dwelling units built within the Project Area be affordable to low and moderate income families, would greatly improve the quality and increase the community's stock of affordable housing.

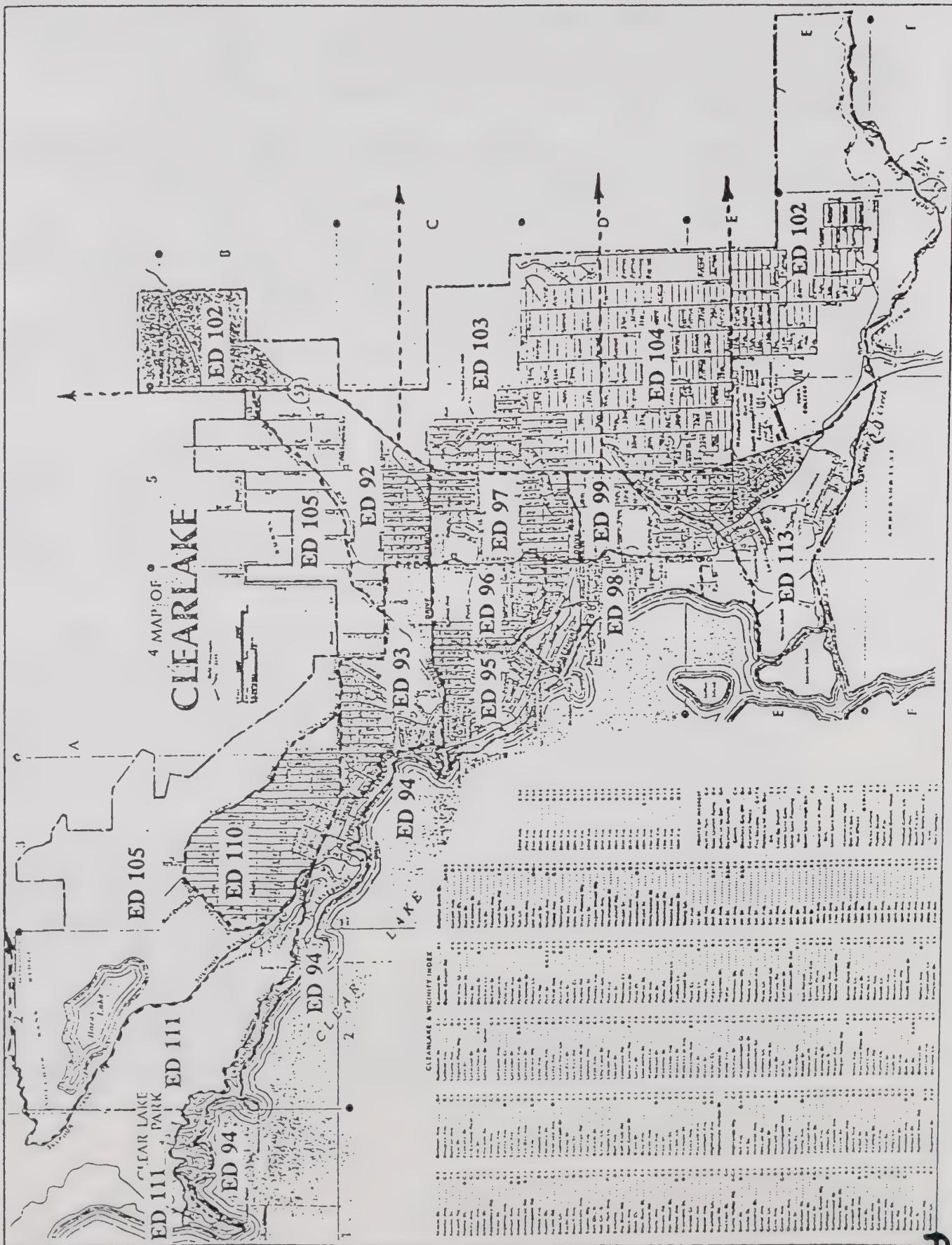
The City General Plan states various goals and guidelines for the development of housing in Clearlake. These are found in the Policies and Programs portion of the General Plan, Pages 61 - 71, and are herewith incorporated herein by reference.

Impacts on Clearlake's housing stock as a result of economic development and jobs growth will be mitigated to a less-than-significant level by implementing the various General Plan guidelines regarding the development of housing in Clearlake, the allocation of 20% of the Agency's tax increment income for the rehabilitation and development of affordable housing and the potential provision of 419 units of affordable housing under the 15% rule.

Footnotes:

1. CLEARLAKE GENERAL PLAN, June 1983
2. Ibid.
3. Ibid.
4. Ibid.

GENERAL AND NATIVE AMERICAN ALLOCATIONS
ETHNIC/TIG CONCENTRATIONS FOR CITY



Applicant City of Clearlake

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TABLE B
LAND USE PROJECTIONS

E	D	T	Z	NET INCREASE				DEVELOPED ACRES				
				LAND	1995	2000	2010	UNITS	1990	1995	2000	2010
92	15	RR		5	10	20	DU		25	30	35	45
	14	R-1		15	35	60	DU		43	46	50	55
	12	R-3		16	24	40	DU		4	6	7	9
	17	BV		3	5	10	DU		25	30	35	45
	18	C-1		0	24	24	KSF		3	3	5	5
	13	C-2		24	36	60	KSF		3	5	6	8
		C-3		0	0	0	KSF		0	0	0	0
		VA		0	0	0	RM		0	0	0	0
		PA		0	0	0	KSF		0	0	0	0
	16	C-4		5	10	20	ACRE		0	5	10	20
		I		0	0	0	ACRE		0	0	0	0
								TOTAL:	103	125	148	187

E	D	T	Z	NET INCREASE				DEVELOPED ACRES				
				LAND	1995	2000	2010	UNITS	1990	1995	2000	2010
93		RR		0	0	0	DU		0	0	0	0
	6	R-1		10	15	45	DU		104	106	107	113
	8	R-3		48	80	160	DU		5	11	15	25
	5	MUR		0	20	40	DU		1	1	3	5
		C-1		0	0	0	KSF		0	0	0	0
	7	C-2		60	120	240	KSF		20	25	30	40
		C-3		0	0	0	KSF		0	0	0	0
		VA		0	0	0	RM		0	0	0	0
		PA		0	0	0	KSF		0	0	0	0
		C-4		0	0	0	ACRE		0	0	0	0
		I		0	0	0	ACRE		0	0	0	0
								TOTAL:	130	143	155	183

E	D	T	Z	NET INCREASE				DEVELOPED ACRES				
				LAND	1995	2000	2010	UNITS	1990	1995	2000	2010
94 &		RR		0	0	0	DU		0	0	0	0
111	1	R-1		20	30	55	DU		113	117	119	124
		R-3		0	0	0	DU		0	0	0	0
	1	MUR		10	20	60	DU		8	9	10	14
		C-1		0	0	0	KSF		0	0	0	0
	2	C-2		0	12	36	KSF		4	4	5	7
		C-3		0	0	0	KSF		0	0	0	0
		VA		0	0	0	RM		0	0	0	0
		PA		0	0	0	KSF		0	0	0	0
		C-4		0	0	0	ACRE		0	0	0	0
		I		0	0	0	ACRE		0	0	0	0
								TOTAL:	125	130	134	145

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TABLE B
LAND USE PROJECTIONS

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
95		RR	0	0	0	DU	0	0	0	0
		R-1	0	0	0	DU	0	0	0	0
		R-3	0	0	0	DU	0	0	0	0
		MUR	0	0	0	DU	0	0	0	0
	21	C-2	24	36	72	KSF	0	2	3	6
	23	C-2	0	48	132	KSF	18	18	22	29
	23	C-3	12	60	180	KSF	15	16	20	30
		VR	0	0	0	RM	0	0	0	0
	22	PA	0	0	11	KSF	2	2	2	3
		C-4	0	0	0	ACRE	0	0	0	0
	I		0	0	0	ACRE	0	0	0	0
					TOTAL:		35	38	47	68

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
96		RR	0	0	0	DU	0	0	0	0
	27	R-1	80	115	185	DU	73	89	96	110
		R-3	0	0	0	DU	0	0	0	0
	26	RP	2	4	8	DU	1	2	3	5
		C-1	0	0	0	KSF	0	0	0	0
	24	C-2	12	24	48	KSF	3	4	5	7
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
	25	C-4	0	1	1	ACRE	3	3	4	4
	I		0	0	0	ACRE	0	0	0	0
					TOTAL:		80	98	108	126

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
97		RR	0	0	0	DU	0	0	0	0
	36	R-1	5	10	45	DU	50	51	52	59
	34	R-3	16	40	80	DU	10	12	15	20
		MUR	0	0	0	DU	0	0	0	0
		C-1	0	0	0	KSF	0	0	0	0
	33	C-2	48	108	240	KSF	16	20	25	36
	37	C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
	35	C-4	0	1	1	ACRE	1	1	2	2
	I		0	0	0	ACRE	0	0	0	0
					TOTAL:		77	84	94	117

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TABLE B
LAND USE PROJECTIONS

ED	TZ	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES				
			1995	2000	2010		1990	1995	2000	2010	
98	28	R-1	5	10	25	DU	48	49	50	53	
	30	R-1	10	15	25	DU	34	36	37	39	
		R-3	0	0	0	DU	0	0	0	0	
	32	MUR	10	20	70	DU	26	27	28	33	
	31	C-2	12	12	24	KSF	2	3	3	4	
	29	C-2	12	36	144	KSF	12	13	15	24	
		C-3	0	0	0	KSF	0	0	0	0	
		VA	0	0	0	RM	0	0	0	0	
		PA	0	0	0	KSF	0	0	0	0	
		C-4	0	0	0	ACRE	0	0	0	0	
	I		0	0	0	ACRE	0	0	0	0	
							TOTAL:	122	128	133	153

ED	TZ	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES				
			1995	2000	2010		1990	1995	2000	2010	
99		RR	0	0	0	DU	0	0	0	0	
	40	R-1	10	45	95	DU	66	68	75	85	
	39	R-3	8	24	80	DU	2	3	5	12	
	38	MUR	10	40	60	DU	14	15	18	20	
		C-1	0	0	0	KSF	0	0	0	0	
		C-2	0	0	0	KSF	0	0	0	0	
		C-3	0	0	0	KSF	0	0	0	0	
		VA	0	0	0	RM	0	0	0	0	
		PA	0	0	0	KSF	0	0	0	0	
		C-4	0	0	0	ACRE	0	0	0	0	
	I		0	0	0	ACRE	0	0	0	0	
							TOTAL:	82	86	98	117

ED	TZ	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES				
			1995	2000	2010		1990	1995	2000	2010	
102N		RR	0	0	0	DU	0	0	0	0	
		R-1	0	0	0	DU	0	0	0	0	
		R-3	0	0	0	DU	0	0	0	0	
	20	RP	16	36	76	DU	13	21	31	51	
		C-1	0	0	0	KSF	0	0	0	0	
		C-2	0	0	0	KSF	0	0	0	0	
		C-3	0	0	0	KSF	0	0	0	0	
		VA	0	0	0	RM	0	0	0	0	
		PA	0	0	0	KSF	0	0	0	0	
	19	C-4	7	14	34	ACRE	23	30	37	57	
	I		0	0	0	ACRE	0	0	0	0	
							TOTAL:	36	51	68	108

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TABLE B
LAND USE PROJECTIONS

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES				
			1995	2000	2010		1990	1995	2000	2010	
102	RR	0 0 0 DU				0 DU	0	0	0	0	
48	R-1	50 95 185 DU				DU	35	45	54	72	
	R-3	0 0 0 DU				DU	0	0	0	0	
	MUR	0 0 0 DU				DU	0	0	0	0	
	C-1	0 0 0 KSF				KSF	0	0	0	0	
	C-2	0 0 0 KSF				KSF	0	0	0	0	
	C-3	0 0 0 KSF				KSF	0	0	0	0	
	VA	0 0 0 RM				RM	0	0	0	0	
	PA	0 0 0 KSF				KSF	0	0	0	0	
	C-4	0 0 0 ACRE				ACRE	0	0	0	0	
	I	0 0 0 ACRE				ACRE	0	0	0	0	
							TOTAL:	35	45	54	72

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES				
			1995	2000	2010		1990	1995	2000	2010	
102S	RR	0 0 0 DU				DU	0	0	0	0	
	R-1	0 0 0 DU				DU	0	0	0	0	
50	R-3	8 24 64 DU				DU	7	8	10	15	
	MUR	0 0 0 DU				DU	0	0	0	0	
	C-1	0 0 0 KSF				KSF	0	0	0	0	
	C-2	0 0 0 KSF				KSF	0	0	0	0	
	C-3	0 0 0 KSF				KSF	0	0	0	0	
	VA	0 0 0 RM				RM	0	0	0	0	
49	PA	54 109 218 KSF				KSF	20	25	30	40	
	C-4	0 0 0 ACRE				ACRE	0	0	0	0	
	I	0 0 0 ACRE				ACRE	0	0	0	0	
							TOTAL:	27	33	40	55

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES				
			1995	2000	2010		1990	1995	2000	2010	
103	RR	0 0 0 DU				DU	0	0	0	0	
46	R-1	135 215 370 DU				DU	84	111	127	158	
	R-3	0 0 0 DU				DU	0	0	0	0	
47	RP	4 10 30 DU				DU	60	62	65	75	
45	C-1	0 12 36 KSF				KSF	3	3	4	6	
44	C-2	0 24 60 KSF				KSF	3	3	5	8	
	C-3	0 0 0 KSF				KSF	0	0	0	0	
	VA	0 0 0 RM				RM	0	0	0	0	
	PA	0 0 0 KSF				KSF	0	0	0	0	
	C-4	0 0 0 ACRE				ACRE	0	0	0	0	
	I	0 0 0 ACRE				ACRE	0	0	0	0	
							TOTAL:	150	179	201	247

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TABLE B
LAND USE PROJECTIONS

E	D	T	Z	LAND	NET INCREASE				DEVELOPED ACRES				
					USE	1995	2000	2010	UNITS	1990	1995	2000	2010
105	10	RR			42	66	115	DU		65	107	131	180
	9	RR			29	45	77	DU		43	72	88	120
	R-3				0	0	0	DU		0	0	0	0
	9	RP			10	20	40	DU		80	85	90	100
	C-1				0	0	0	KSF		0	0	0	0
	C-2				0	0	0	KSF		0	0	0	0
	C-3				0	0	0	KSF		0	0	0	0
	VA				0	0	0	RM		0	0	0	0
	PA				0	0	0	KSF		0	0	0	0
11	C-4				1	3	8	ACRE		4	5	7	12
	I				0	0	0	ACRE		0	0	0	0
									TOTAL:	192	269	316	412

E	D	T	Z	LAND	NET INCREASE				DEVELOPED ACRES				
					USE	1995	2000	2010	UNITS	1990	1995	2000	2010
110		RR			0	0	0	DU		0	0	0	0
	3	R-1			230	365	635	DU		121	167	194	248
	R-3				0	0	0	DU		0	0	0	0
	4	RP			0	10	30	DU		0	0	5	15
	C-1				0	0	0	KSF		0	0	0	0
	C-2				0	0	0	KSF		0	0	0	0
	C-3				0	0	0	KSF		0	0	0	0
	VA				0	0	0	RM		0	0	0	0
	PA				0	0	0	KSF		0	0	0	0
	C-4				0	0	0	ACRE		0	0	0	0
	I				0	0	0	ACRE		0	0	0	0
									TOTAL:	121	167	199	263

E	D	T	Z	LAND	NET INCREASE				DEVELOPED ACRES				
					USE	1995	2000	2010	UNITS	1990	1995	2000	2010
113		RR			0	0	0	DU		0	0	0	0
	41	R-1			20	45	95	DU		86	90	95	105
	41	R-3			0	8	48	DU		14	14	15	20
	43	MUR			10	30	180	DU		2	3	5	20
	C-1				0	0	0	KSF		0	0	0	0
	C-2				0	0	0	KSF		0	0	0	0
	C-3				0	0	0	KSF		0	0	0	0
	VA				0	0	0	RM		0	0	0	0
	PA				0	0	0	KSF		0	0	0	0
	42	C-4			2	5	50	ACRE		20	22	25	70
	I				0	0	0	ACRE		0	0	0	0
									TOTAL:	122	129	140	215

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LAST

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